



AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Scott A. Hill
Planning Commissioner Virginia Rae Mann
Planning Commissioner Colton Miles
Planning Commissioner NH Rather
Planning Commissioner Chris Roman

CITY OF SARATOGA SPRINGS
Thursday, May 28, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Public Input – *This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

BUSINESS ITEMS

The Commission will discuss (without public comment) and may either make a recommendation to the City Council, or approve the following items as needed:

1. Site Plan for Westport Business Park Lot 5, located at 2056 N. Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants. Senior Planner Kendal Black.
2. Approval of Minutes: May 14th, 2026.

REPORTS

1. Commissioner's Comments.
2. Director's Report.

CLOSED SESSION

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

ADJOURNMENT

Supporting materials are available for inspection on the City Website www.saratogasprings-ut.gov Questions and comments to Staff and/or Commissioners may be submitted to comments@saratogasprings-ut.gov Meetings are streamed live at <https://www.youtube.com/c/CityofSaratogaSprings>

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.



Site Plan

Westport Business Park Lot 5

May 28, 2026

Public Meeting

Applicants:	Larry Lindstrom and Mark Johnson
Owner:	Larry Lindstrom
Location:	2056 North Stagecoach Drive
Project Acreage:	0.81 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse
Adjacent Uses:	Office Warehouse
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 2056 North Stagecoach Drive for Westport Business Park Lot 5. Uses include one retail/commercial building with two tenant spaces. The proposed use for both tenant spaces is Takeout Restaurant. The parking ratio for Takeout Restaurants is 5 parking stalls per 1,000 square feet. The 4,050-square-foot building requires 21 parking stalls and provides 26, including 20 standard stalls and 6 drive-thru stalls (3 allowed per drive-thru lane). The property is 35,417 square feet (0.81 acres) in size. The proposed building is 29' tall. The proposed site plan complies with all landscaping, parking, lighting, and architectural requirements. All site plan requirements have been met, except the requirement for interconnection between lots 4 and 5; the applicant is requesting an exception to this requirement due to the change in grade at the property line (see Figure 1 on next page and section F of this staff report for more information).

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

Click or tap to enter a date.

Choose an item. @saratogasprings-ut.gov

1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045

801-766-9793 xChoose an item. • 801-766-9794 fax

B. Background:

The Westport Business Park Subdivision plat was recorded on January 15, 2026. The property is bordered by Stagecoach Drive to the north and Redwood Road to the west. The Land Development Code requires vehicle interconnection with the adjacent property to the south; however, the Code specifies instances where exceptions may be granted.

The site provides pedestrian interconnection south to Lot 4 and north to the sidewalk along Stagecoach Drive via the pedestrian crossings. A cross-access easement has been obtained for the pedestrian connection south to Lot 4. Driveway access to north is provided on the east side of the site onto Stagecoach Drive. Interconnection to the east is not required as the property is too narrow to add an approved access. Interconnection to the west is not required as access onto Redwood Road is not allowed from this property. Interconnection to the south does not seem feasible due to the retaining wall needed, the grade change, and the very different types of uses between lots 4 and 5. The applicants are requesting the City Council grant them the exception that the City Council may allow, found in Titles 19.12.06(4)(f)(iv) and 19.14.05(7)(g).

C. Process: City Code Chapter 19.13 outlines the process for a site plan review as outlined below.
Site Plan Application and Approval Process.

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
Complete.
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. **Construction Drawings reviewed.**
- c. New site plans shall follow the process below:
 - i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.**
 - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Scheduled.**
 - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.**
 - iv. The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.**
 - v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.**

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The General Plan outlines the importance for having a mix of uses within the City and lists the following reasons:

- Reducing travel distances for goods and services.
- Balancing inbound and outbound travel at peak morning and evening times.
- Diversifying the local tax base to fund public safety and other public services.

Staff conclusion: Consistent. Westport Business Park Lot 5 seeks to provide take-out restaurant uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

Code Section	Compliance
19.04, Land Use Zones: • Office Warehouse Zone Standards	Complies Complies
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking:	Complies
19.11, Lighting:	Complies
19.12, Subdivisions: • 19.12.06(4), Connectivity Standards:	*Can Comply *Can Comply
19.13, Process:	Complies
19.14, Site Plans: • 19.14.05(7)(g):	*Can Comply *Can Comply
19.16, Site and Architectural Design Standards:	Complies
19.18, Sign Regulations: • (separate permit and approval required)	Complies

*** Subject to approval of the exception to interconnection requirements.**

Requested Exception to the Connectivity Requirements:

Section 19.12.06.4 of the Land Development Code states that “all new subdivisions shall provide connectivity with adjacent developed and undeveloped properties... All new subdivisions are required to:

- a. Extend streets sidewalks, and trails at least once in each direction to adjacent properties; and
- b. Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and
- c. Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and

- d. Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and
- e. Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.
- f. Exceptions: **Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:**
 - i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or
 - ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or
 - iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.
 - iv. **Exceptions shall be construed narrowly by the Land Use Authority.**
 - v. These exceptions shall not apply to trail connections.”

Staff finding: There is a grade change and retaining wall at the property line that will make connection difficult and the uses on each lot are different (warehouse versus drive thru restaurants). The plans include a pedestrian connection with stairs.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission take public input, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation “I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Westport Business Park Lot 5 located at 2056 North Stagecoach Drive, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria of the Land Development Code, as articulated in section F of the staff report, which section is incorporated by reference herein, subject to City Council approval of an exception to interconnection requirements between lots 4 and 5.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.

3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
 4. Pursuant to Section 19.12.06(4)(f), interconnection to the property to the north [is required/is not required].
 5. All other Code requirements shall be met.
 6. Any other conditions or changes as articulated by the Planning Commission:
-

Option 2 – Continuance

“I move to continue the Site Plan for Westport Business Park Lot 5 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Westport Business Park Lot 5 located at 2056 North Stagecoach Drive with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section {XX.XX} of the Code:
 - a. _____, and/or

H. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Cross-Access Easement

Staff Report

Author: Scott Petrik, Engineer I

Subject: Westport Business Park Lot 5– Site Plan

Date: 5-28-26

Type of Item: Site Plan Approval



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Description:

A. Topic: The Applicant has submitted a Site Plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Mark Johnson – Mustang Design

Request: Site Plan Approval

Location: 2056 N STAGECOACH DR

Acreage: 0.81 Acres - 1 Lot

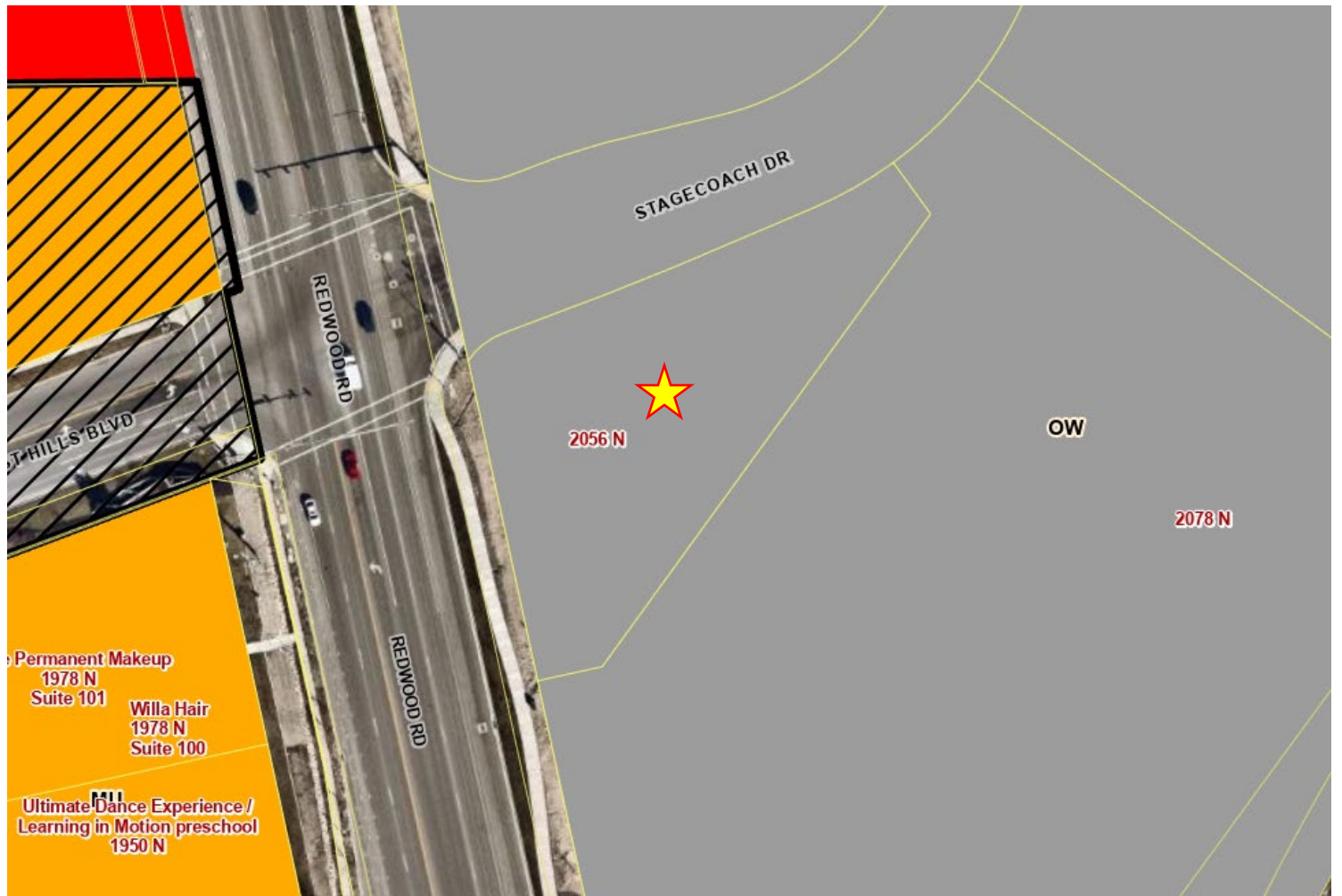
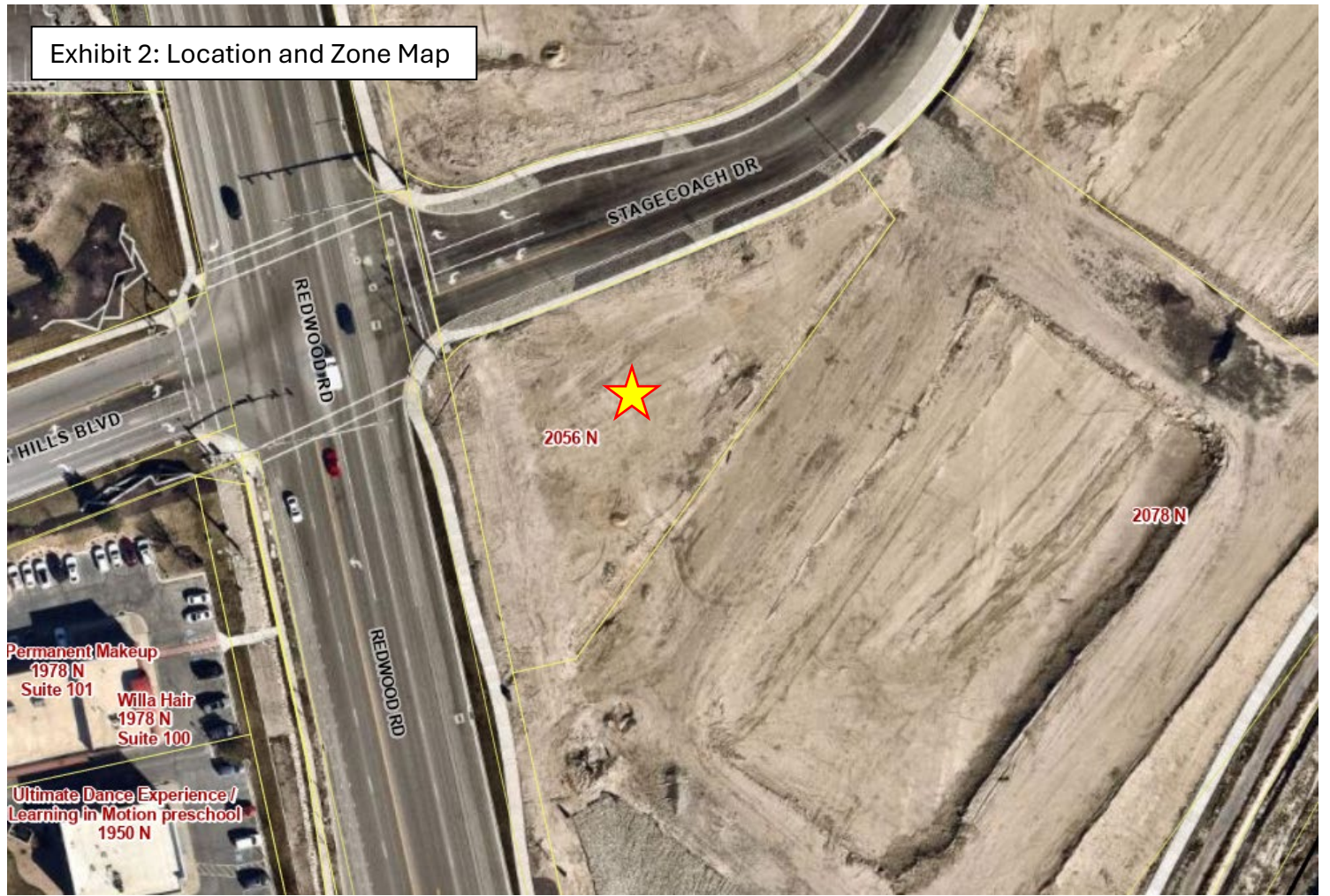
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all public utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

Exhibit 2: Location and Zone Map





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APPLICATION REVIEW CHECKLIST

Updated 1.12.26

Application Information

SITE PLAN

WESTPORT BUSINESS PARK LOT 5

Applicant:	Mark Johnson
Owner:	Larry Lindstrom
Location:	2078 North Stagecoach Drive
Project Acreage:	0.81 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse
Adjacent Uses:	Undeveloped
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner
Date Received:	1st submittal: February 4, 2026 2nd submittal: April 3, 2026 3rd submittal: April 27, 2026 4th submittal: Click or tap to enter a date.
Date of Review:	1st submittal: February 17, 2026 2nd submittal: April 17, 2026 3rd submittal: May 4, 2026 4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	69:092:0005/0.81 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): February 4, 2026

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No

DRC Review

DRC Review Comments:

- N/A

Code Review

- 19.04, Land Use Zones
 - Zone: Office Warehouse
 - General Plan Land Use: Business Park
 - Density: 1 units/0.87 acres = 1.15 units per acre

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	40,000 sq. ft.	Complies	<i>Over 5 acres</i>
Lot Size (Minimum)	20,000 sq. ft.	Complies	<i>37,897.2 square feet</i>
Front/Corner Side Setback (Minimum)	20'	Complies	<i>Over 30'</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Over 30'</i>
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	Complies	<i>Over 30'</i>
Building Separation (Minimum)	20'	Complies	<i>Any other building on adjacent lots will be over 30' away</i>
Lot Width (Minimum)	70'	Complies	<i>141' at front setback</i>
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	40'	Complies	<i>29' tall</i>
Lot coverage (Maximum)	50%	Complies	<i>Only 11% lot coverage</i>
Building Size (Minimum)	N/A	N/A	
Building Size (Maximum)	Vested with rezone, see 19.04.09(5); otherwise 80,000 sq. ft.	Complies	<i>4,050 square feet</i>
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	Complies	<i>Just under 107'</i>

19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Retail / Take-out restaurant	Complies.	<i>Both allowed uses</i>
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19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base	Complies.	<i>Not in flood plain</i>

flood elevation of Zone A as defined on the FEMA Flood Insurance Map.		
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Connections shown in drawings</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>Not blocking any of these</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Abuts Stagecoach Drive</i>

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies.	Checked by Engineering
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Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Scott Blake</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See sheet EX01</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>See sheet L101</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See sheet L101</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See sheet GP01</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See sheet L201</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>See sheet L101</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper trunk size.	Complies.	<i>2" proposed</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>6' proposed</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>See tree planting detail on sheet L101</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>34% are 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	N/A.	<i>No turf</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>All trees and shrubs drought tolerant</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>Two colors and sizes that are earth tones</i>

Planting and Shrub Beds Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	Complies.	<i>See note 11 on sheet L101</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>Decorative gravel mulch</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>See sheet L101</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See sheet L201</i>
Artificial Turf is not permitted	N/A.	<i>None proposed</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>Colorado Spruce proposed</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>Not up against building because of drive-thru windows but at edge of drive-thru lanes</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See sheets L101 and L201</i>
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments. While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	Complies.	<i>See sheet L201</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>See landscape plan</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	<i>See sheet L101</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>84% Landscaped</i>

Required Landscaped Area ¹	Minimum Deciduous Trees ²	Minimum Evergreen Trees ²	Minimum Shrubs
< than 1,000	1	1	7
1,001 - 3,000	3	1	10
3,001 - 5,000	5	2	13
5,001 - 7,000	5	3	14
7,001 - 9,000	6	3	17
9,001 - 11,000	6	4	19
11,001 - 13,000	6	4	22
13,001 - 15,000	7	5	25
15,001>	7 + 1 per additional 3000 sq. ft.	5 + 1 per additional 3000 sq. ft.	25 + 1 per additional 3000 sq. ft.

¹Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

² This number shall be increased per the requirements of Section 19.06.06 above.

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	35,417		
Required Landscaping	7,083	Complies	<i>7,993 sf</i>
Required Deciduous Trees	6	Complies	<i>6 proposed</i>
Required Evergreen Trees	3	Complies	<i>4 proposed</i>
Required Shrubs	17	Complies	<i>99 proposed</i>
Drought Tolerant Plants	13	Complies	<i>100% drought tolerant</i>

Screening and Fencing

Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.

Complies.

None proposed

Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:

N/A.

- a. compatibility with fences of surrounding uses;
- b. quality of proposed materials;
- c. aesthetics of proposed materials;
- d. requirements of applicable development agreements;
- e. intensity of existing surrounding uses; and
- f. applicable conditions of approval.

Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3’ and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	<i>See sheet L101</i>
<p>Exceptions:</p> <p>a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.</p>	N/A.	<i>No deciduous trees shown in clear sight triangle</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	Complies.	<i>Asphalt</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	N/A.																					
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>See sheet SP01</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>See note 2 on sheet SP01</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See sheet E601</i>																				
<p>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #D9E1F2;"> <th style="width: 50%; text-align: center;">Size of Non-Residential Use and Individual Tenant Space</th> <th style="width: 50%; text-align: center;">Walking Path of Travel Distance to the Nearest Customer Entrances</th> </tr> </thead> <tbody> <tr><td>Up to 1,500 square feet</td><td style="text-align: center;">150’</td></tr> <tr><td>1,501 to 5,000 square feet</td><td style="text-align: center;">200’</td></tr> <tr><td>5,001 to 10,000 square feet</td><td style="text-align: center;">250’</td></tr> <tr><td>10,001 to 25,000 square feet</td><td style="text-align: center;">300’</td></tr> <tr><td>25,001 to 50,000 square feet</td><td style="text-align: center;">350’</td></tr> <tr><td>50,001 to 75,000 square feet</td><td style="text-align: center;">400’</td></tr> <tr><td>75,001 to 100,000 square feet</td><td style="text-align: center;">450’</td></tr> <tr><td>100,001 to 125,000 square feet</td><td style="text-align: center;">500’</td></tr> <tr><td>Over 125,000 square feet</td><td style="text-align: center;">600’</td></tr> </tbody> </table> <p>Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.</p> <p>i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</p>	Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances	Up to 1,500 square feet	150’	1,501 to 5,000 square feet	200’	5,001 to 10,000 square feet	250’	10,001 to 25,000 square feet	300’	25,001 to 50,000 square feet	350’	50,001 to 75,000 square feet	400’	75,001 to 100,000 square feet	450’	100,001 to 125,000 square feet	500’	Over 125,000 square feet	600’	Complies.	<i>Less than 200’ from main entrances</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
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50,001 to 75,000 square feet	400’																					
75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when	N/A.																					

the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	<i>See sheets SP01, ES102, L101, UT101, and L201</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>1 van and 1 regular ADA stall provided</i>
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>Close to main entrances</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>Not in count</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>10 parking stalls for Suite 101 (1,913.05 sf) and 10 parking stalls for Suite 102 (1,905.69 sf) – counted both as take-out restaurants. <u>20 parking stalls provided plus 6 for two drive-thru lanes totaling 26 parking stalls. 4 stalls in drive-thru are for pulling forward if order not ready. They are not in parking count.</u></i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	N/A.	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	Complies.	<i>Both units rounded up to ten stalls required</i>
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: <ol style="list-style-type: none"> 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands. 	N/A.	<i>Meets parking requirement plus 6 extra stalls (6 are drive-thru stacking stalls at 2 per lane). <u>20 parking stalls provided plus 6 for two drive-thru lanes totaling 26 parking stalls. The 4 stalls in drive-thru do not count as they are pulling forward lanes to wait for food.</u></i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide:	N/A.	<i>Meets parking requirement plus 6 extra stalls</i>

<p>a. an agreement granting shared parking or mutual access to the entire parking lot; and</p> <p>b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.</p>		
Landscaping in Parking Areas		
<p>All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.</p>	Complies.	<i>Park strip landscaping previously approved.</i>
<p>All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.</p>	Complies.	<i>See sheet L101</i>
<p>Clear Sight Triangles must be followed.</p>	Complies.	<i>See sheet L101</i>
<p>All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.</p>	Complies.	<i>See sheet L101</i>
<p>On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.</p>	N/A.	<i>No double rows of parking</i>
<p>On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island.</p> <p>i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.</p>	Complies.	<i>See sheet L101</i>
<p>Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.</p>	Complies.	<i>See sheet SP01</i>
Required Minimum Parking		
<p><i>See table in 19.09: Take-out restaurant – 5 stalls per 1,000 sf</i></p>	Complies.	<i>10 required per suite (total of 20), (20 provided plus 6 drive-thru stalls for a total of 26 available parking stalls)</i>
Drive-thru Requirements		
<p>Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.</p>	Complies.	<i>One lane fits 6 vehicles and the other fits 7</i>
<p>All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).</p>	Complies.	<i>One lane fits 6 vehicles and the other fits 7</i>

Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>One lane fits 6 vehicles and the other fits 7</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>Labeled</i>
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	Complies.	<i>See Queuing Traffic Study</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>See sheet L-101</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	Complies.	<i>See Landscape Plan</i>
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	N/A.	

Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)

<p>Curbside Pick-up Signs –</p> <ul style="list-style-type: none"> i. Location. Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up. ii. Size. The area of the sign shall not exceed 1.6 square feet. iii. Height. A curbside pick-up sign shall not exceed six feet in height. iv. Number. The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located. <ul style="list-style-type: none"> 1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls. v. Illumination. Curbside pick-up signs shall not be illuminated. 	N/A.	<i>None proposed. Would be submitted at sign permit</i>
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Dimensions for Parking Stalls & Aisle

	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	18'	24'+	28'+

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See note 4(E) on sheet ES102</i>

Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See note 3 (Pole Base Detail) on sheet E503</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See lighting details from QR codes on sheet E601</i>
Angle: Shall be directed downward.	Complies.	<i>See lighting details from QR codes on sheet E601</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>All shown as 3000K</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See sheets ES102 and E601</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	<i>None proposed</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See lighting details from QR codes on sheet E601</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>Mounted at 14'-4". See sheet A201</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>See note 4(B) on sheet ES102</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. Exceptions: <ul style="list-style-type: none"> Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line. 	Complies.	<i>See note 4(C) on sheet ES102</i>
All freestanding lighting fixtures and assemblies shall be black.	Complies.	<i>See note 4(E) on sheet ES102</i>
Pole design shall include an arm and bell shade.	Complies.	<i>See note 4(F) on sheet ES102</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>Over 200' from residential zone</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>See note 4(G) on sheet ES102</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See note 4(H)(a) on sheet ES102</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>See note 4(H)(ii) on sheet ES102</i>

Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	<i>See photometric plan</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10’.	N/A.	
Bollard lighting shall be limited to a height of 4’.	N/A.	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See lighting details from QR codes on sheet E601 and sheet ES102</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections.	Complies.	<i>See lighting details from QR codes on sheet E601</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See sheet ES102</i>

19.12 Subdivision		
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	Does Not Comply.	<i>No vehicular connection to the south. Asking for exception from City Council.</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	N/A.	<i>No existing</i>
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	Complies.	<i>Sidewalks on lot connected to sidewalk along Redwood</i>
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	Shall Comply.	<i>Will need approval from City Council for exception</i>
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	N/A.	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	Shall Comply.	<i>Undeveloped property to the south but hard to connect with shape of lot and the retaining walls between lots</i>
iv. Exceptions shall be construed narrowly by the Land Use Authority.	Shall Comply.	<i>Asking for exception from City Council</i>
v. These exceptions shall not apply to trail connections.	N/A.	
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Complies.	<i>See sheet SP01</i>
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City’s adopted Master Plans.	Complies.	<i>See sheet SP01</i>
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Complies.	<i>See sheet SP01</i>

The circulation plan shall include proposed connections to and across adjacent properties.	Complies.	<i>See sheet SP01</i>
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19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	N/A
Notice/Land Use Authority.	N/A / City Council
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	N/A
Phasing Improvements.	N/A
Payment of Lieu of Open Space.	Amount of \$: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	Complies.	
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>Entire property being built on, landscaped, or paved</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>No nuisances proposed</i>

<p>Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.</p>	<p>Complies.</p>	<p><i>See Acknowledgement page</i></p>
<p>Vicinity Map: A general location map indicating the approximate location of the subject parcel.</p>	<p>Complies.</p>	<p><i>See cover sheet of civil drawings</i></p>
<p>Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.</p>	<p>Complies.</p>	<p><i>See sheet EX01</i></p>
<p>Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.</p>	<p>Complies.</p>	<p><i>See sheet EX01</i></p>
<p>Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.</p>	<p>Complies.</p>	<p><i>See Record of Survey</i></p>
<p>Final Construction Drawings containing, at a minimum, all items specified in the City’s “Standard Technical Specification and Drawings” manual. Applicant shall provide three full-size 24” x 36” copies and five 11 x 17-inch reductions as required on the application form, along with digital copies as outlined below.</p> <p>Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following:</p> <ol style="list-style-type: none"> a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; b. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area. 	<p>Does Not Comply.</p>	<p><i>Missing the interconnection to the property to the south (asking for exception from City Council)</i></p>

<p>Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;</p>	<p>Complies.</p>	<p><i>Checked by Engineering</i></p>
<p>Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> a. an analysis of the average daily trips generated by the proposed project; b. an analysis of the distribution of trips on City street systems; c. a description of the type of traffic generated; and d. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. 	<p>Complies.</p>	<p><i>See Traffic Study</i></p>
<p>Data table including:</p> <ol style="list-style-type: none"> a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	<p>Complies.</p>	<p><i>See cover page of Civil Plans</i></p>
<p>Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City’s off-street parking requirements, the City’s design guidelines and policies, and the requirements of the appropriate zone.</p>	<p>Complies.</p>	<p><i>See landscape plan</i></p>
<p>Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City’s lighting standards. An individual photometric plan is also required.</p>	<p>Complies.</p>	<p><i>See Lighting Plan</i></p>
<p>Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.</p>	<p>Complies.</p>	<p><i>See elevations</i></p>
<p>Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.</p>	<p>Complies.</p>	<p><i>See elevations and sheet SP01</i></p>
<p>Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.</p>	<p>Complies.</p>	<p><i>Paid prior to review</i></p>
<p>Trails Master Plan: Shows required trails</p>	<p>Complies.</p>	<p><i>All required trails shown</i></p>

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
<p>Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.</p>	Complies.	<i>Pictures provided in elevations of colors and materials</i>
<p>Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.</p>	Complies.	<i>See sheet SP01</i>
<p>Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.</p>	Complies.	<i>See sheet SP01</i>
<p>All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.</p>	Complies.	<i>See sheet SP01</i>
<p>All pedestrian connections shall be shown on the related site plan or plat.</p>	Complies.	<i>See sheet SP01</i>
<p>Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria:</p> <ol style="list-style-type: none"> i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	Complies.	<i>West elevation has enough architectural variety that it can be determined as the front of the building</i>
<p>Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.</p>	Complies.	<i>See sheet SP01</i>
<p>Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface.</p>	Complies.	<i>See sheet L101. Chinese Junipers proposed.</i>
<p>Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.</p>		
<p>All trash dumpsters shall be provided with solid enclosures.</p>	Complies.	<i>See elevations</i>

<p>i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.</p>		
<p>Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.</p>	<p>Complies.</p>	<p><i>See SP501</i></p>
<p>These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.</p>	<p>Complies.</p>	<p><i>Located at south end of lot</i></p>
<p>Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.</p>	<p>Complies.</p>	<p><i>Evergreens shown around possible transformer location</i></p>
<p>Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.</p>	<p>Does Not Comply.</p>	<p><i>Vehicle connection to the south not provided. Asking for exception from City Council</i></p>

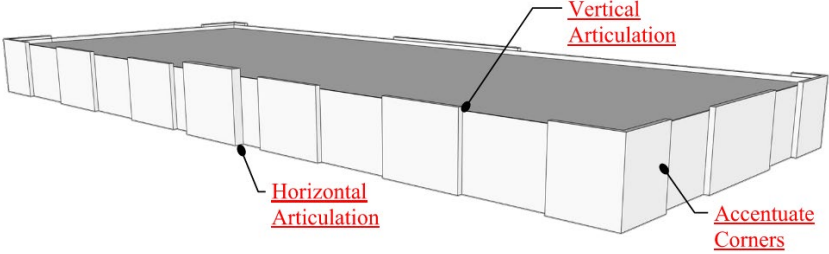
Site Design Standards: Non-Residential Development

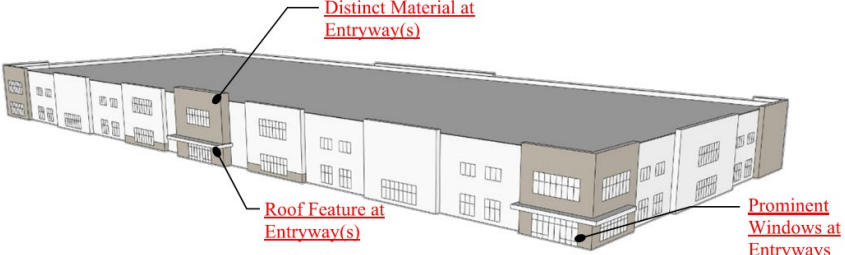
<p>Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.</p>	<p>Complies.</p>	<p><i>All uses internal</i></p>
<p>Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.</p>	<p>Complies.</p>	<p><i>Less than 40'</i></p>
<p>Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.</p>	<p>Complies.</p>	<p><i>See sheet SP01</i></p>
<p>Screening of Storage & Loading Areas:</p>		
<p>Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.</p>	<p>Complies.</p>	<p><i>See sheet SP50</i></p>
<p>The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.</p>	<p>Complies.</p>	<p><i>See sheet SP50</i></p>
<p>Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the</p>	<p>Complies.</p>	<p><i>See sheet SP50</i></p>

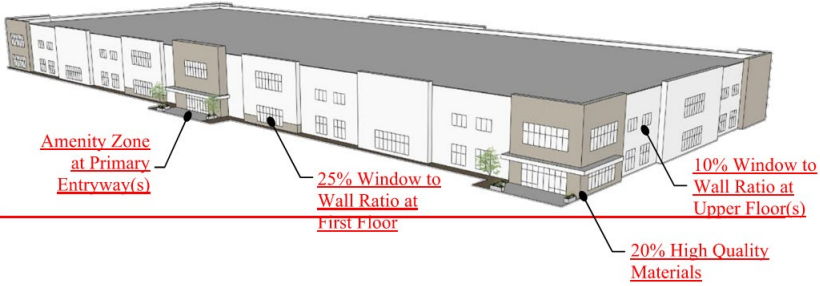
business (unless storage is otherwise accommodated behind required screened storage areas).		
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Does Not Comply.	North section by drive-thru menu board needs one more bollard (see sheet SP01)
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.	Complies.	<i>See elevations</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	<i>See sheets A201 and A202</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Complies.	<i>See elevations</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Not untreated</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>See sheets A201 and A202</i>
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>See sheets A201 and A202</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>See sheets A201 and A202</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	
Non-Residential Architectural Design Standards		

Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>See elevations</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	Complies.	<i>4 proposed</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	Complies.	<i>4 proposed</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>None proposed</i>
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>See sheets A201 and A202</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½” in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	<i>Veneer brick proposed. See elevations</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>No exterior ladders or stairs proposed</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>Located on interior (see Roof Drain Note on sheet A202)</i>
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building’s primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	N/A.	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>To be on inside of building (see Note on Sheet A202)</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>See elevations</i>
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.	Complies.	<i>See notes under elevation tables.</i>

19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards

<p>At least 75% of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).</p>	<p>N/A.</p>	<p><i>Building less than 200' wide at store front and less than 15,000 SF</i></p>
<p>Additional Architectural Standards (THESE DO NOT APPLY TO BUILDINGS LESS THAN 15,000 SF AND 200' OR LESS IN WIDTH ON THE FRONT ELEVATION).</p> <p>a. All buildings shall have architectural elements to provide visual interest and reduce the perceived mass of the building. Both horizontal and vertical articulation is required on all sides of the building.</p> <p>i. Horizontal articulation is required every 50 feet, minimum, along the face of the primary façade, every 75 feet minimum along the sides or secondary façade(s), and every 200 feet minimum along the rear or loading façade. This variation shall include the following:</p> <ol style="list-style-type: none"> 1. Modulate the facade by stepping portions of the building in or out horizontally to create shadow lines and visually delineate areas of the building. For facades 200 feet or longer a minimum horizontal articulation of 3 feet is required. For facades less than 200 feet, 2-foot horizontal articulation is required. 2. Building corners shall be highlighted through articulated masses at the corners to provide visual interest by incorporating a minimum projection of two feet in depth that spans at least 30 feet in horizontal length and the full height of building.  <p>3. Add visual interest by distinctly changing the texture and color of wall surfaces at building entryways and corner elements.</p>	<p>N/A.</p>	<p><i>Building less than 200' wide at store front and less than 15,000 SF</i></p>
<p>b. Building entryways shall be clearly identifiable with distinct materials and design features.</p> <ol style="list-style-type: none"> i. Primary building entryways shall have an amenity zone extending a minimum of 15 feet in front of the building entry and be a minimum of 30 feet long. These areas shall be concrete or pavers and provide space for outdoor seating, landscape planters, and other staff or visitor amenities. ii. Building entryways shall include a prominent window wall or storefront system to clearly indicate the entryway. iii. Provide overhead projections such as roof elements, covered entrances, trellises, or pergolas at primary building entryways. These elements shall extend a minimum of 4 feet from the primary building façade and shall extend a minimum of 4 feet on either side of the entryway. iv. The architectural features at building entrances shall also include at least 3 of the following features: 	<p>N/A.</p>	<p><i>Building less than 200' wide at store front and less than 15,000 SF</i></p>

<ol style="list-style-type: none"> 1. a parapet or wall element that extends above the primary wall; 2. awnings or canopies; 3. horizontal articulation of a minimum of 3 feet at building entryways (this articulation shall extend a minimum of 10 feet on either side of the doorway); 4. a distinct material at the entryway; or 5. decorative lighting highlighting the entryway.; 		
<p>c. Buildings with multiple entrances shall employ the features above at all public entryway locations. Distinct unit or business entryways should be clearly distinguished from the site entry.</p> 	N/A.	<i>Building less than 200' wide at store front and less than 15,000 SF</i>
<p>d. All buildings shall include variation in roof height and appropriately sized parapets to obscure rooftop equipment from view.</p> <ol style="list-style-type: none"> i. All roofs shall be flat and shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a screen or wall system shall be used to block rooftop equipment from view. ii. Roof profiles shall have a minimum of two feet of vertical articulation - aligned with the horizontal articulation - to create distinct building masses and reduce the perceived scale of the overall facade. Horizontally articulated corner elements must extend 2 feet above the primary roof parapet. iii. Lower roof elements, trellises, awnings, and other architectural shade elements are encouraged to create visual interest and provide a human scale. These shall be located over the main entry and/or over occupied rooftop space. 	N/A.	<i>Building less than 200' wide at store front and less than 15,000 SF</i>
<p>e. The building façade facing public street frontage shall include large glass windows on the street level and smaller windows on the upper floors.</p> <ol style="list-style-type: none"> i. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing a public street. ii. Buildings fronting a public street shall provide glass at a minimum of 25% of the façade area on the first floor and a minimum of 10% of the upper floor facing the street. iii. Where a building is located on a corner lot, the secondary street-facing façade shall have a minimum of 15% glass on the first floor and 10% on the upper floor(s). iv. All facades shall have a minimum of five% windows, including the receiving and loading areas. v. For purposes of determining the glass area, the first floor shall be the first 15 feet from the finished floor, and each full 15 feet of height above the first floor shall be considered an upper floor. 	N/A.	<i>Building less than 200' wide at store front and less than 15,000 SF</i>
<p>f. Building materials shall be high-quality and durable to reflect the quality of Saratoga Springs.</p>	N/A.	<i>Building less than 200' wide at store front and less than 15,000 SF</i>

<p>i. A minimum of 20% of the primary facade shall be clad in high-quality materials such as brick masonry, natural stone, or architectural metal panel. 10% of all other facades should also include one or more of these materials for visual interest and quality.</p> <ol style="list-style-type: none"> 1. Masonry and stone 2. Integral color CMU 3. High-quality concrete systems 4. Finished and treated tilt-up concrete panels 5. Architectural metal panel <p>ii. No more than 75% of any building facade shall consist of any one material or color.</p> <p>iii. No more than 20% of any façade shall be clad in corrugated metal.</p> <p>iv. Articulated corner and entry features shall have a distinct color or material feature.</p> <p>v. Office Warehouse and Heavy Commercial developments with more than one building shall be designed with different, but complementary colors and materials on each building to provide architectural variety.</p> <p>vi. Primary colors should be of a neutral color palette but contrast in tone to enhance visual interest.</p> <p>vii. Accent colors may be used to support a business brand, or highlight key architectural features or elements. Accent colors shall be complementary to the overall building color palette and shall be limited to 8% of the area of the façade. Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.</p> 		
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19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Locations shown</i>
Monument sign location meets code and sign details provided	N/A.	
Wall signs and potential locations and details	Complies.	<i>See elevations</i>

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	Compliance	Findings
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>See plat</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>2056 North Redwood Road</i>

<p>Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?</p>	<p>Complies.</p>	<p><i>Fits with other addresses nearby</i></p>
<p>Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.</p>	<p>Complies.</p>	<p><i>See plat</i></p>
<p>No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway</p>	<p>Complies.</p>	<p><i>See plat</i></p>
<p>Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?</p>	<p>Complies.</p>	<p><i>See plat</i></p>
<p>New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.</p>	<p>N/A.</p>	<p><i>Already named</i></p>
<p>Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.</p>	<p>N/A.</p>	<p><i>Already named</i></p>
<p>Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets</p>	<p>N/A.</p>	<p><i>Already named</i></p>
<p>Compass Directions. The 4 compass directions shall not be used as part of the street name.</p>	<p>Complies.</p>	<p><i>Not in road name</i></p>
<p>Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)</p>	<p>N/A.</p>	<p><i>Already named</i></p>
<p>Street Type Designations. Proposed street names and types shall be matched as follows:</p> <ol style="list-style-type: none"> Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. Streets (St), Avenues (Ave): Straight directional streets. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. Center (Cnt) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address. 	<p>N/A.</p>	<p><i>Already named</i></p>
<p>Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:</p>		

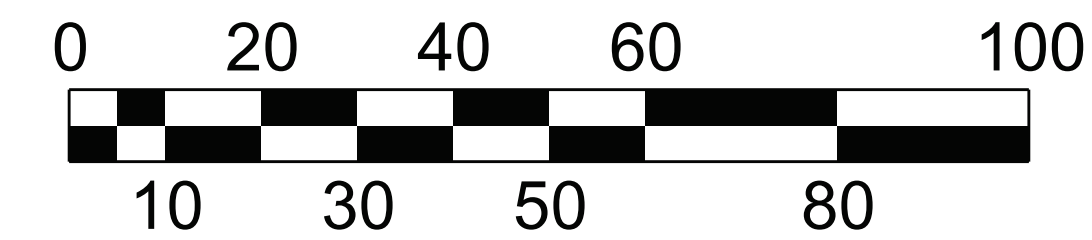
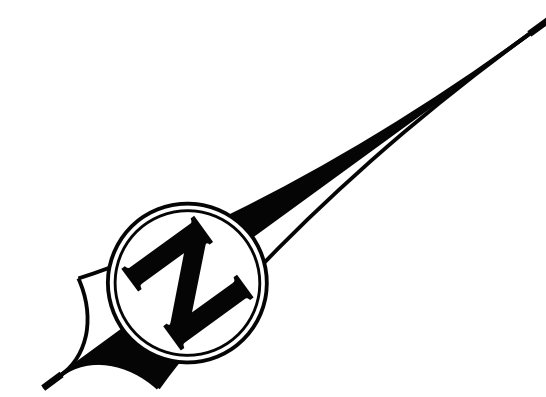
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	N/A.	
2. Where possible, property addresses shall be odd on the south and west sides of a street.	N/A.	
3. Where possible, property addresses shall be even on the north and east sides of a street.	Complies.	<i>On east side of road and even</i>
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>See plat</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	N/A.	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Already provided</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Already provided</i>
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. Background. Numbers shall be set on a background of a contrasting color.	Complies.	<i>See sheets A201 and A202</i>
2. Size. Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	Complies.	<i>See sheets A201 and A202</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and	Complies.	<i>See sheets A201 and A202</i>

<p>each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers.</p> <p>e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear.</p> <p>f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.</p>		
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Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>No</i>
What is the anticipated cost to the City?	<i>\$0</i>
When will City maintenance begin?	<i>N/A</i>

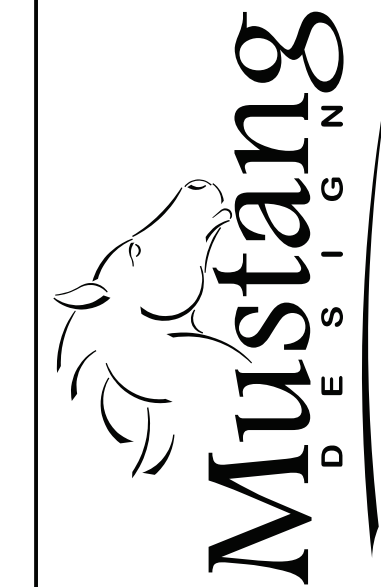
LEGEND

	PLAT BOUNDARY LINE
	SETBACK LINE
	STREET CENTER LINE
	LOT LINE AND RIGHT OF WAY LINE
	EASEMENTS

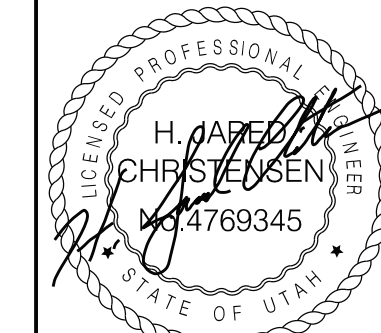


NOTES:

- 1- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSCTY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)
- 2- ALL DRIVE AREAS AND PARKING LOTS WILL BE SURFACED WITH ASPHALT, CONSTRUCTED AS REQUIRED IN THE GEOTECHNICAL REPORT.

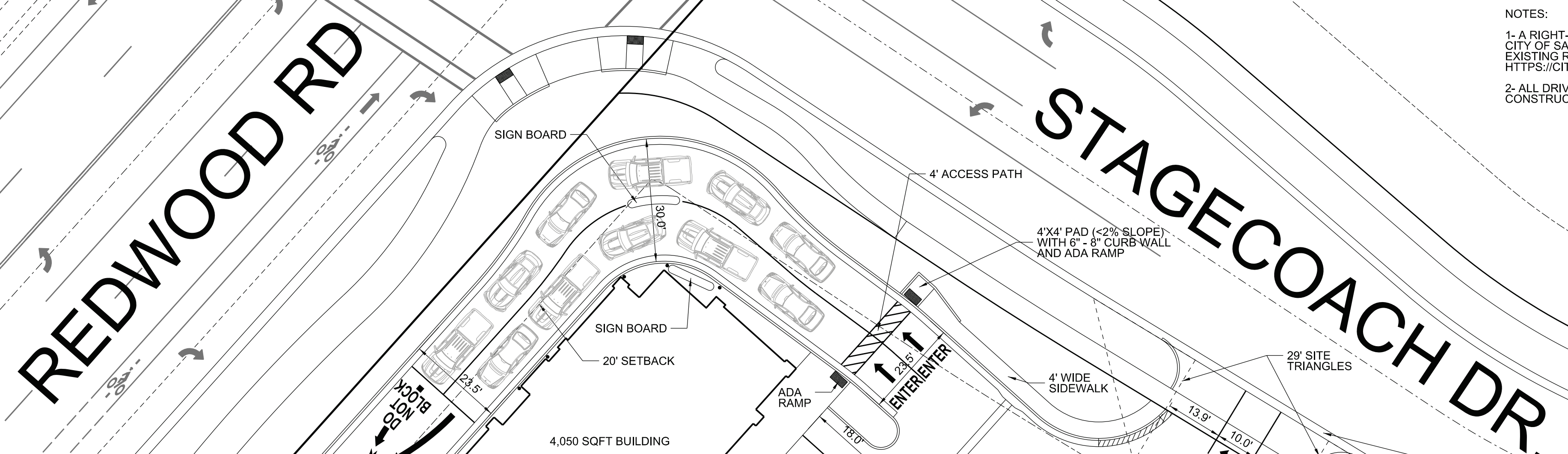


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NO.	REVISION	DESCRIPTION	BY	DATE



WESTPORT LOT 5
SITE PLAN
A COMMERCIAL SITE PLAN
2056 N STAGECOACH DR
SARATOGA SPRINGS, UTAH

PROJ. #:	2020007-L0T5
CAD FILE:	2020007-L0T5-SP01.dgn
DRAWN BY:	MJ
DESIGN BY:	MJ
CHECKED BY:	HJC
SCALE OF SHEET:	
HOR SCALE:	1" = 20'
VER SCALE:	N/A



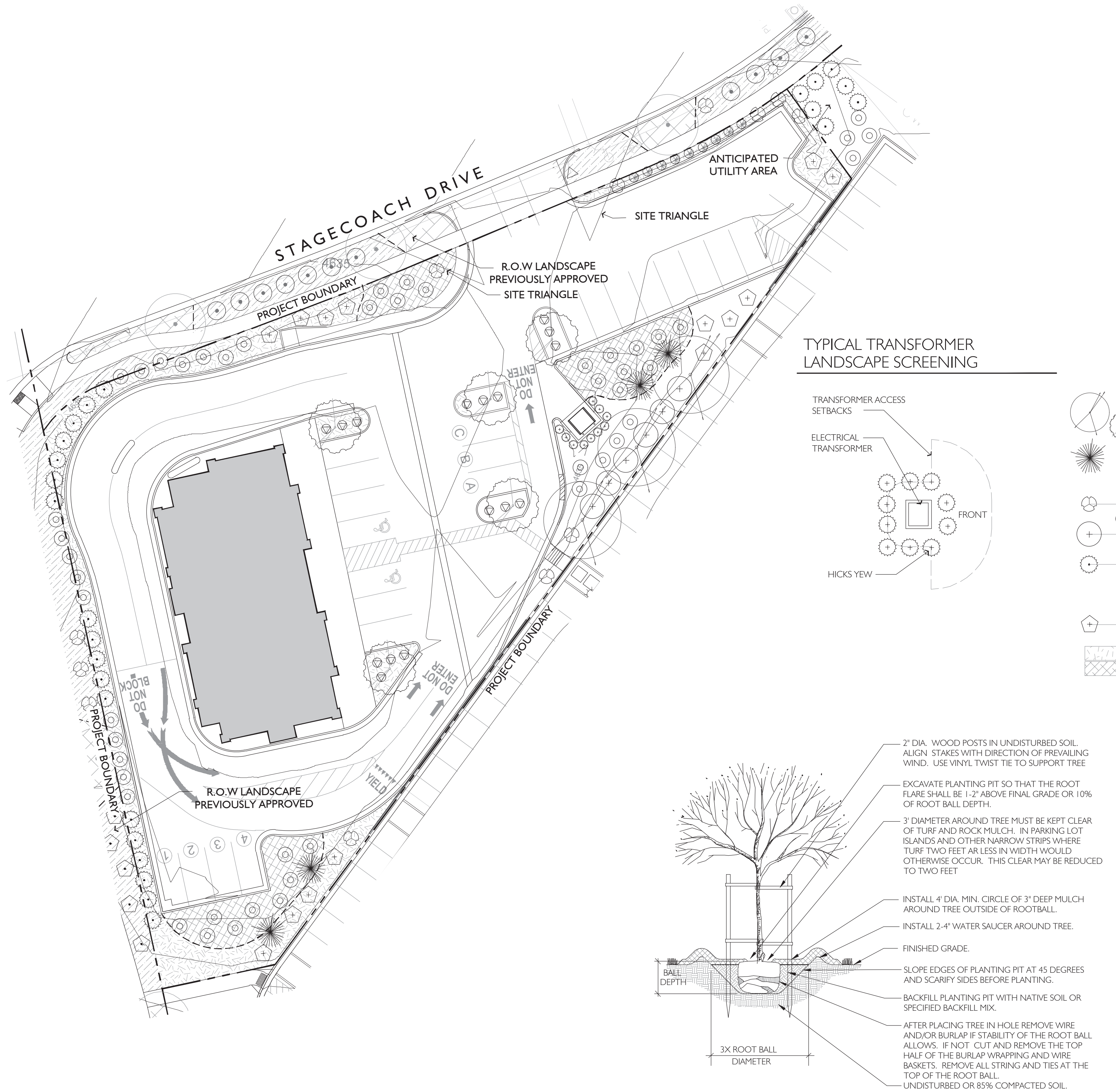
SHEET
OF
SP01
1



ISSUE DESCR.	DATE
	5.13.2026

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LANDSCAPE SUMMARY

LANDSCAPE AREA		7,993 S.F.
PLANTER AREAS		
Turf - 0%		
Rock - 0%		
Mulch - 100%		7,993 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		6,740 S.F.
50% Min Coverage =		3,997 S.F.
DECIDUOUS TREES - (Excludes Parking Islands)	Required Provided	6 Trees 6 Trees
EVERGREEN TREES - 4 Trees	Required Provided	4 Trees 4 Trees
DROUGHT TOLERANT PLANTS	Required Provided	50% Min. 100%
5 GAL. SHRUB CONTAINER	Required	17 Shrubs
129 Shrubs Total - 25% Min 5 Gal.	Provided	40 Shrubs

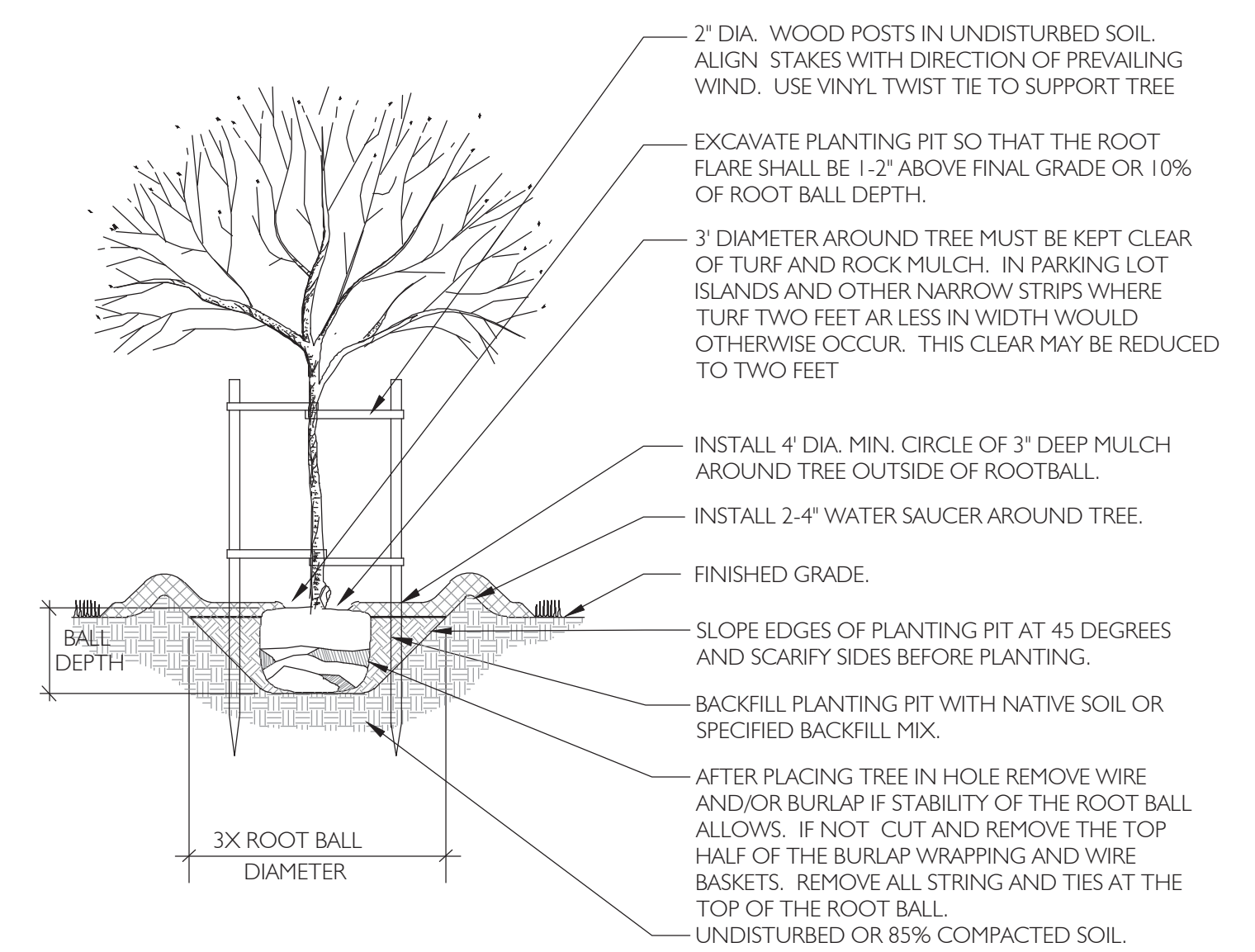
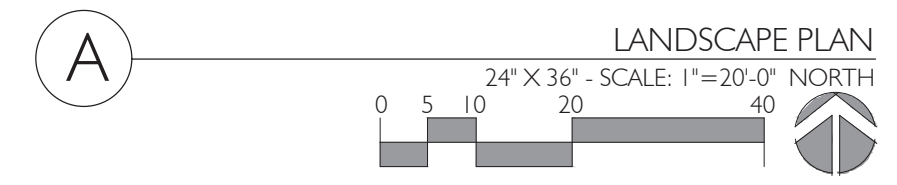
LANDSCAPE SCHEDULE

Qty	Botanical Name	Common Name	Size
DECIDUOUS TREES			
6	Acer truncatum x A. plat. 'Ruby Sunset'	Ruby Sunset Maple	2" Cal.
4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
EVERGREEN TREES			
4	Picea pungens	Colorado Spruce	6'
DECIDUOUS SHRUBS			
16	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	5 Gal.
8	Perovskia atriclipifolia	Russian Sage	2 Gal.
45	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
6	Viburnum trilobum	Viburnum	5 Gal.
EVERGREEN SHRUBS			
18	Juniperus chinensis 'Sea Green'	Chinese Juniper	5 Gal.
10	Taxus media 'Hicksii'	Hicks Yew	2 Gal.
ORNAMENTAL GRASSES			
10	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
14	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
PLANTER BED MULCH			
5,989 S.F.	Decorative Gravel Mulch - 1 1/2" over Weed Barrier		3" Depth
2,004 S.F.	Decorative Rock Mulch - 2 - 3" over Weed Barrier		3" Depth

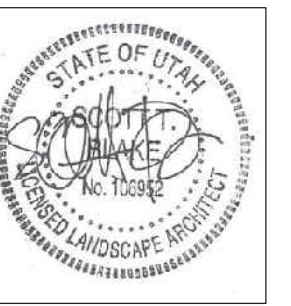
Mulches to be two separate earth tone colors and coordinate with building colors

LANDSCAPE GENERAL NOTES

- ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
- ALL SHRUB, AND ORNAMENTAL GRASS PLANTING PITS TO RECEIVE BACKFILL PLANTING MIX CONTAINING 1 PART TOPSOIL WITH 1 PART NATIVE SOIL. PLANTING PITS TO BE TWICE THE SIZE OF PLANT CONTAINER.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- APPLY PRE-EMERGENT TO ALL NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.
- TREE BASE CLEARANCE: 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCE TO 2'.
- WEED BARRIER: A HIGH-QUALITY WEED BARRIER OR PRE-EMERGENT SHALL BE USED (SEE NOTE #9).
- PARK STRIP TREE CANOPIES: DECIDUOUS TREE CANOPIES MAY BE LOCATED IN THE CLEAR SIGHT OF PRIVATELY MAINTAINED INTERSECTIONS ONLY OF AT MATURITY, AS DEFINED IN SECTION 19.06.06. THE DISTANCE BETWEEN THE GROUND AND BASE OF THE CANOPY IS MAINTAINED AT NE LESS THAN EIGHT FEET AND ANY PORTION OF THE TREE TRUNK AT MATURITY ENTERS THE CLEAR SIGHT TRIANGLE IS NO GREATER THAN TWELVE INCHES IN DIAMETER.
- SEE LANDSCAPE SCHEDULE FOR PLANTER BED MULCH TYPE.



TREE PLANTING
NOT TO SCALE



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IRRIGATION SCHEDULE

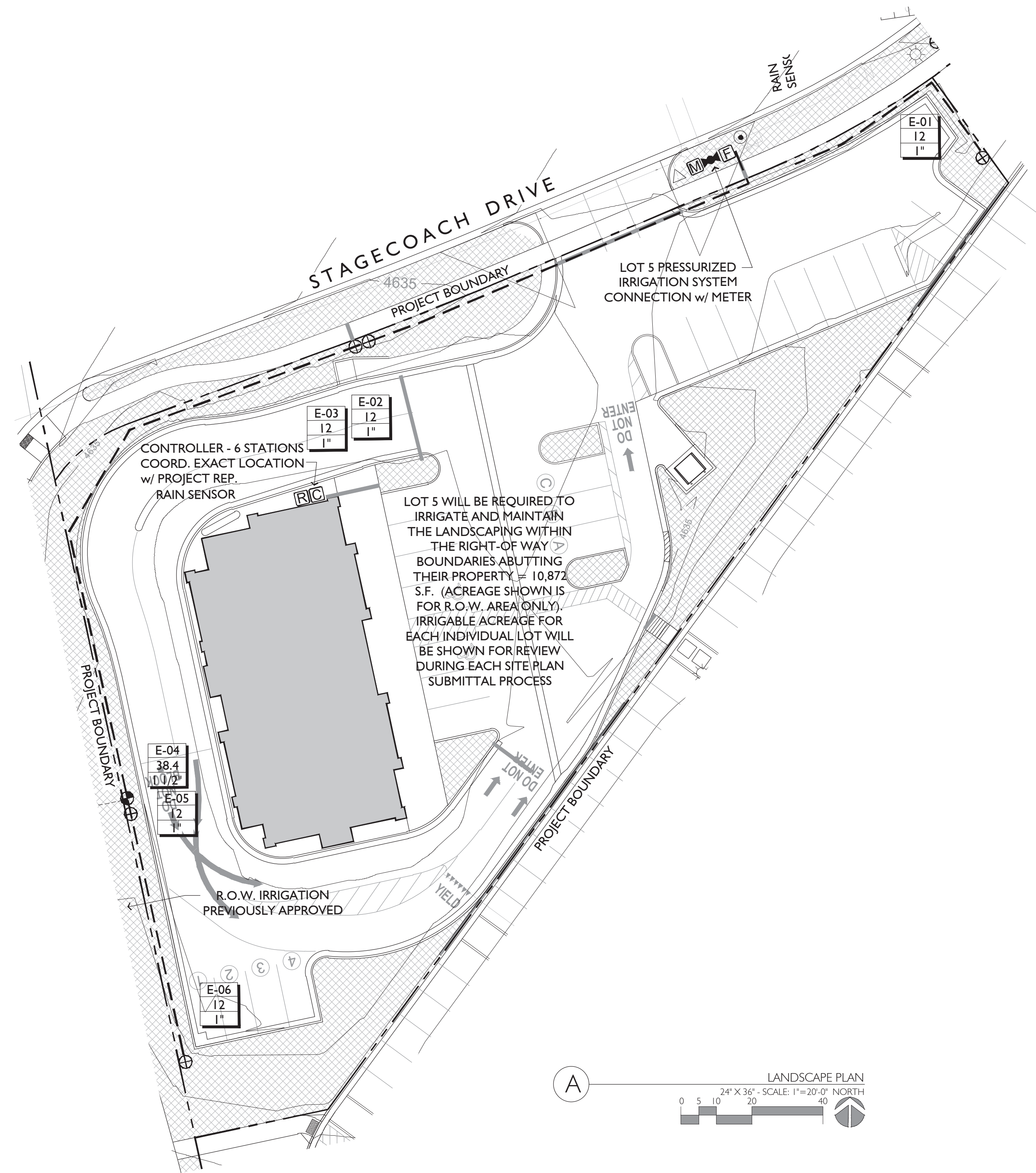
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly - Rainbird 44RC
	Stop & Waste - Mueller SW-200
	Secondary Water Filter - Amiad 2" Mini Sigma Automatic Self-Cleaning Filter
	Controller - Rainbird ESP4ME3 w/ ESP-SM3 Module, LNK2 WiFi - 9 Stations w/ WR2 Rain Sensor is EPA WaterSense Certified Controller - Wall Mount
	Mainline - 2" Sch 40 PVC Mainline
	Irrigation Sleeving (See Plan)
	A-01 Valve # 12.0 GPM 1" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

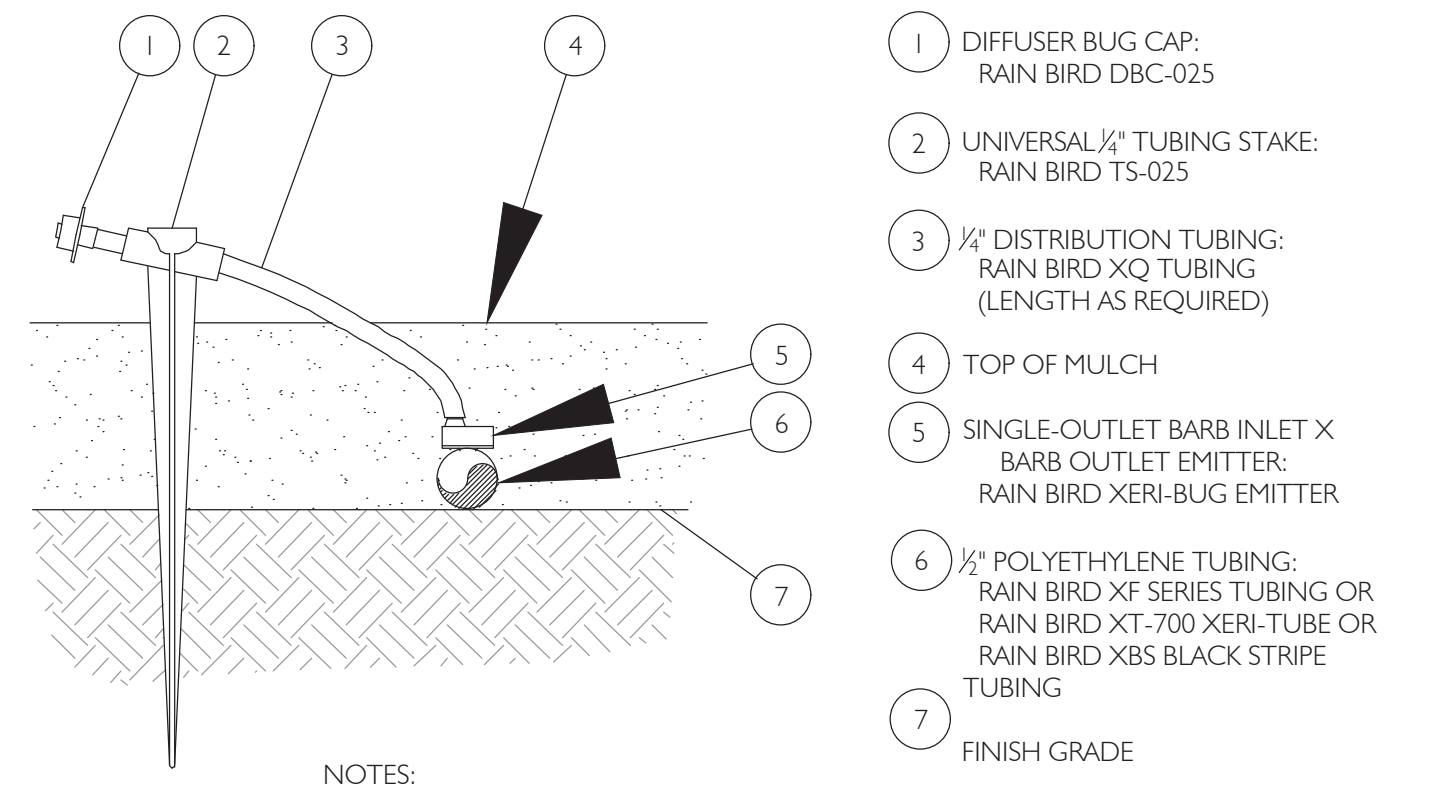
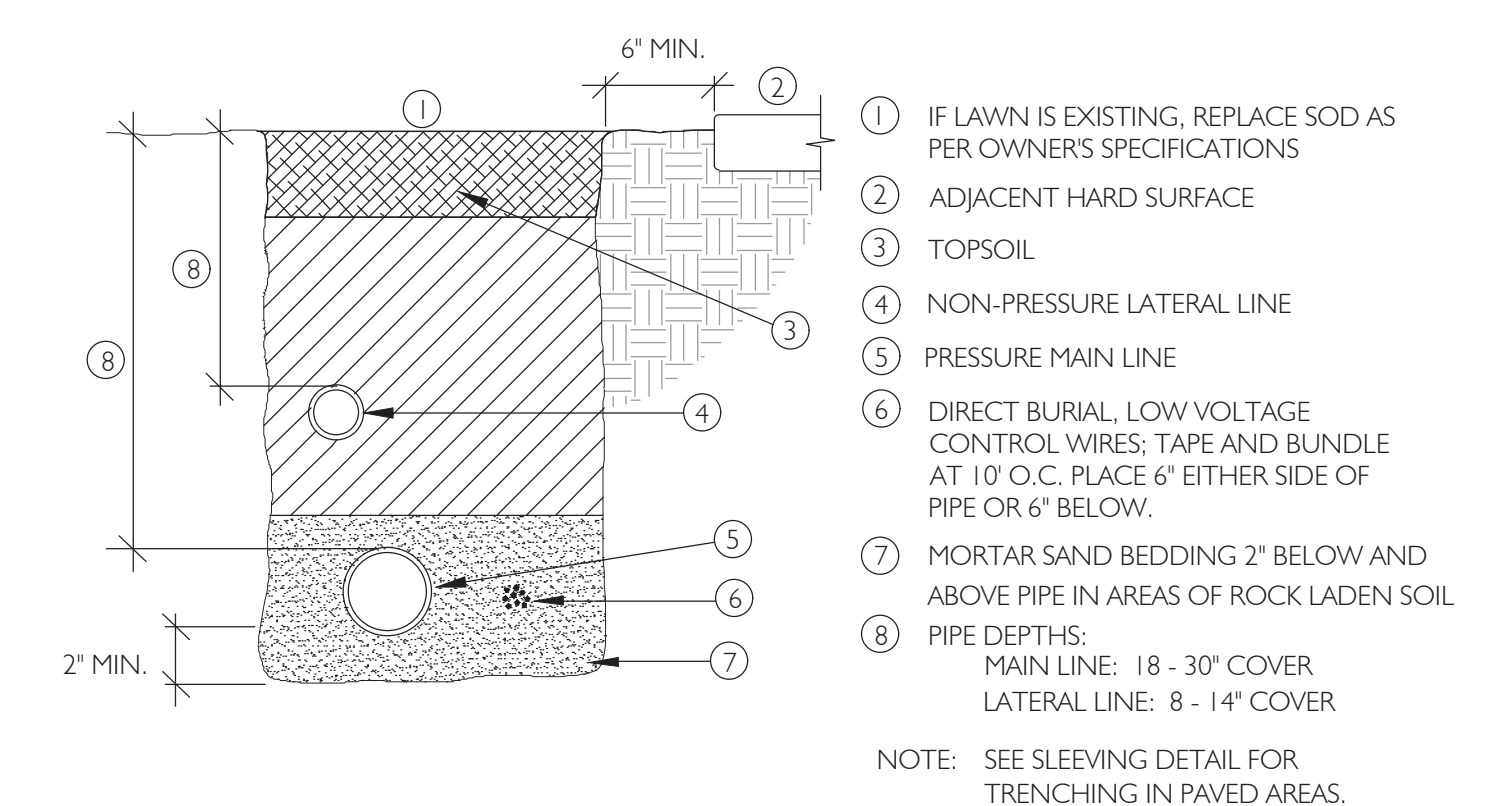
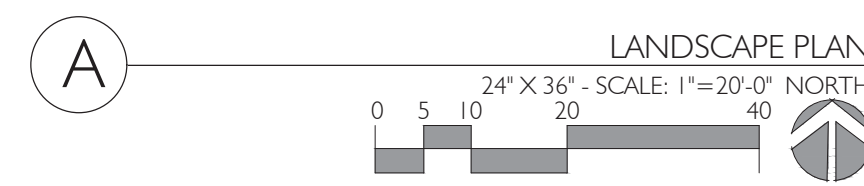
Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION GENERAL NOTES

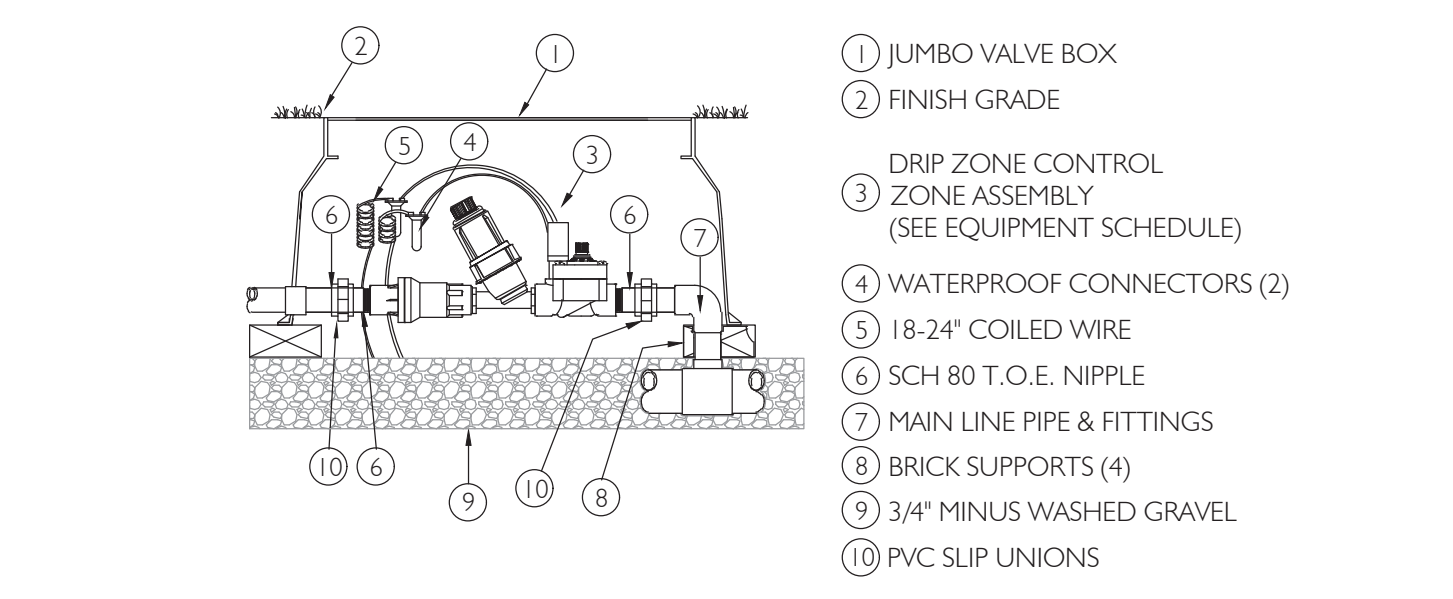
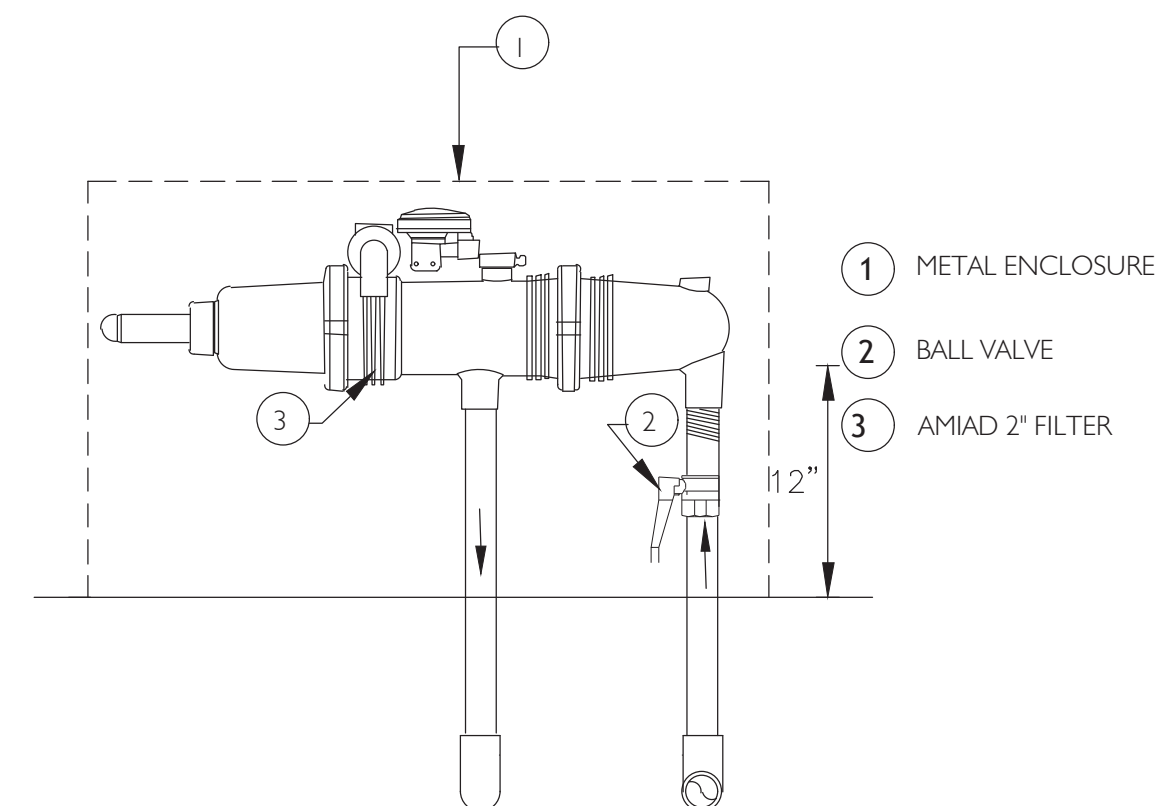
- EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
- CONTACT LOCAL UNDERGROUND UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
- PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
- QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS.
- NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE. INSTALL SLEEVES UNDER ALL PAVED SURFACES INCLUDING DRIVEWAYS AND SIDEWALKS WHERE LINES AND CONTROL WIRES CROSS. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES. INSTALL ALL SLEEVES BEFORE HARDSCAPE IS INSTALLED. IF SLEEVES ARE TO BE INSTALLED AFTER HARDSCAPE IS INSTALLED, THERE WILL BE NO HAND DIGGING.
- ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING AND POWER TO CONTROLLER. EXACT LOCATION OF CONTROLLER TO BE DETERMINED BY OWNER.
- IRRIGATION SYSTEMS SHALL BE PRESSURE CHECKED AND INSPECTED PRIOR TO BACKFILLING TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY.
- DRIP SYSTEMS SHALL BE EQUIPPED WITH A PRESSURE REGULATOR, FILTER, FLUSH-END ASSEMBLY.



LOT 5 WILL BE REQUIRED TO IRRIGATE AND MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF-WAY BOUNDARIES ABUTTING THEIR PROPERTY = 10,872 S.F. (ACREAGE SHOWN IS FOR R.O.W. AREA ONLY). IRRIGABLE ACREAGE FOR EACH INDIVIDUAL LOT WILL BE SHOWN FOR REVIEW DURING EACH SITE PLAN SUBMITTAL PROCESS



NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTER - XB-20PC (2.0 GPH / 0.033 GPM)



B SECONDARY WATER FILTER ASSEMBLY NOT TO SCALE

C DRIP IRRIGATION VALVE ASSEMBLY NOT TO SCALE

D PIPE TRENCH NOT TO SCALE

E XERIBUG EMITTER NOT TO SCALE

Exhibit 6: Photometric Plan

ELECTRICAL SYMBOLS			
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
---	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL
---	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR	□	FLUORESCENT FIXTURE (TYPICAL)
A-1.3	BRANCH CIRCUIT HOMERUNS TO PANEL	⊠	EMERGENCY LIGHTING UNIT
135	ROOM NUMBER	◇	SURFACE OR PENDANT MOUNTED FIXTURE
CR	MECHANICAL EQUIPMENT SYMBOL	□	RECESSED FIXTURE
◇	KEYED NOTE REFERENCE	○	WALL MOUNTED FIXTURE
42X	FEEDER TAG (SEE FEEDER SCHEDULE)	⊠	WALL PACK
⊠	LIGHTING AND POWER PANELBOARD	—	FLUORESCENT STRIP
NON-FUSED FUSED	DISCONNECT SWITCH	⊠	TRACK LIGHTING
NON-FUSED FUSED	DISCONNECT SWITCH WITH MOTOR STARTER	⊠	EMERGENCY LIGHTING UNIT
⊠	MOTOR STARTER	⊠	WALL MOUNTED EXIT LIGHT (SINGLE FACE)
VFD	VARIABLE FREQUENCY DRIVE	⊠	WALL MOUNTED EXIT LIGHT (DOUBLE FACE)
⊠	CONDUIT STUB	⊠	CEILING MOUNTED EXIT LIGHT
⊠	JUNCTION BOX	⊠	CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)
⊠	ELECTRIC VEHICLE CHARGING STATION	⊠	EXIT LIGHT WITH PROTECTIVE COVER
⊠	DUPLEX RECEPTACLE OUTLET	⊠	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	2	TWO POLE SWITCH
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	3	3-WAY SWITCH
444	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	4	4-WAY SWITCH
REF	REFRIGERATOR	D	DIMMER SWITCH
DW	DISHWASHER	TC	TIME SWITCH, COUNT-DOWN/DURATION TIMER
DISP	DISPOSAL	TC	TIME SWITCH, PROGRAMMABLE, ASTRONOMICAL
WASH	WASHING MACHINE	M	MANUAL STARTER WITH THERMAL OVERLOAD
EWC	ELECTRIC WATER COOLER	F	PADDLE FAN SPEED CONTROL (CANARM 'CN' SERIES)
USB	COOPER TR7746 OR EQUAL DUPLEX PLUS USB CHARGER	OC	OCCUPANCY SENSOR SWITCH
TR	TAMPER RESISTANT	LV	LOW VOLTAGE CONTROL SWITCH
⊠	QUAD RECEPTACLE OUTLET	LVD	LOW VOLTAGE CONTROL SWITCH WITH DIMMER
⊠	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER
⊠	220V RECEPTACLE OUTLET	OC2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH
⊠	ISOLATED GROUND RECEPTACLE	WLD	WIRELESSLY NETWORKED LIGHTING CONTROL SWITCH WITH DIMMING
⊠	RECEPTACLE FLOOR DEVICE	⊠	DOUBLE GANG SWITCH
⊠	CEILING MOUNTED DEVICE	⊠	CONTROL DEVICE WITH SWITCH DESIGNATION (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)
⊠	SPECIAL RECEPTACLE	⊠	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTERS INDICATES CONTROL OF CORRESPONDING FIXTURES)
⊠	MOTOR OUTLET	⊠	OCCUPANCY SENSOR (CEILING MOUNTED)
⊠	EXHAUST FAN	⊠	OCCUPANCY SENSOR (WALL MOUNTED)
⊠	THERMOSTAT OUTLET	⊠	ROOM CONTROLLER
⊠	REMOTE SENSOR OUTLET	⊠	DAYLIGHT SENSOR
⊠	TELEPHONE OUTLET	⊠	PHOTOCELL
⊠	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES	⊠	VOLUME CONTROL
⊠	NETWORK AND VOICE OUTLET	⊠	WALL SPEAKER
⊠	WIRELESS ACCESS POINT CEILING MOUNTED	⊠	CEILING SPEAKER
⊠	TELEVISION OUTLET	⊠	SURVEILLANCE CAMERA
		⊠	SURVEILLANCE DIGITAL VIDEO RECORDER
		⊠	NURSE CALL ANNUNCIATOR PANEL
		⊠	NURSE CALL EMERGENCY CALL DEVICE
		⊠	NURSE CALL EMERGENCY CALL LIGHT

ABBREVIATIONS INDEX			
#	NUMBER	DC	DIRECT CURRENT
φ	PHASE	DISP	DISPOSAL
1φ	SINGLE PHASE	DRY	DRYER
2φ	TWO-POLE	DW	DISHWASHER
3φ	THREE PHASE	DWG	DRAWING
4P	FOUR-POLE	EC	EMPTY CONDUIT
AC	ALTERNATING CURRENT	EM	EMERGENCY
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWH	ELECTRIC WATER HEATER
AL	ALUMINUM	(E)	EXISTING
AM	AMPS METER	(F)	FUTURE
AMP	AMPERE	FA	FIRE ALARM
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE
AUX	AUXILIARY	FLA	FULL LOAD AMPS
AWG	AMERICAN WIRE GAUGE	FT	FOOT
BC	BARE COPPER	FRZ	FREEZER
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
CATB	COMMUNITY ANTENNA TELEVISION	GFEP	GROUND-FAULT EQUIPMENT PROTECTION
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT
CKT	CIRCUIT	GRD	GROUND
CLG	CEILING	HP	HORSE POWER
CNTR	CONTRACTOR	HZ	HERTZ
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT
CT	CURRENT TRANSFORMER	IN	INCH
CU	COPPER	J-BOX	JUNCTION BOX
CW	CONDUIT WITH	KV	KILOVOLT
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES
DB	DECIBEL	KVAR	KILOVAR
		KW	KILOWATT
		LRA	LOCKED ROTOR AMPS
		LTG	LIGHTING
		MATV	MASTER ANTENNA TELEVISION
		MAX	MAXIMUM
		MB	MAIN BUS
		MCB	MAIN CIRCUIT BREAKER
		MCC	MOTOR CONTROL CENTER
		MCM	1000 CIRCULAR MILLS
		MH	MANHOLE
		MIC	MICROPHONE
		MIN	MINIMUM
		MLO	MAIN LUGS ONLY
		MNF	MANUFACTURER
		MTG	MOUNTING
		MTR	MOTOR
		MW	MICROWAVE
		(N)	NEW
		N/A	NOT APPLICABLE
		NC	NORMALLY CLOSED
		NEC	NATIONAL ELECTRICAL CODE
		NEMA	NATIONAL MANUFACTURING ASSOCIATION
		NFC	NATIONAL FIRE CODE
		NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
		NFS	NON FUSED SWITCH
		NIC	NOT IN CONTRACT
		NL	NIGHT LIGHT
		NO	NORMALLY OPEN
		NTS	NOT TO SCALE
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
		OFOI	OWNER FURNISHED OWNER INSTALLED
		OS&Y	OUTSIDE SCREW AND YOKE
		PB	PUSH BUTTON
		PF	POWER FACTOR
		PFR	PHASE FAILURE RELAY
		PNL	PANEL
		PT	POTENTIAL TRANSFORMER
		PV	PHOTOVOLTAIC
		PVC	POLYVINYL CHLORIDE
		(R)	RELOCATE
		RECP	RECEPTACLE
		REF	REFRIGERATOR
		REQ	REQUIRED
		RLA	RATED LOAD AMPS
		RMS	ROOT MEAN SQUARE
		SE	SERVICE ENTRANCE
		SPD	SURGE PROTECTION DEVICE
		SPEC	SPECIFICATION
		SPK	SPEAKER
		SS	SELECTOR SWITCH
		SW	SWITCH
		SWBD	SWITCHBOARD
		SWGR	SWITCHGEAR
		TTB	TELEPHONE TERMINAL BOARD
		TBC	TELEPHONE TERMINAL CABINET
		TV	TELEVISION
		TYP	TYPICAL
		UG	UNDERGROUND
		UNO	UNLESS NOTED OTHERWISE
		UPS	UNINTERRUPTIBLE POWER SUPPLY
		V	VOLT (KV-KILOVOLT)
		VAR	VOLT-AMPS/REACTIVE
		VM	VOLT METER
		W	WATTS
		W	WITH
		WASH	WASHER
		WH	WATT HOUR
		WO	WITHOUT
		WP	WEATHER PROOF
		XFMR	TRANSFORMER
		XFMR-SW	TRANSFORMER SWITCH
		XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

Sheet List Table	
SHEET NUMBER	SHEET TITLE
E010	ELECTRICAL COVER SHEET
E020	ENERGY COMPLIANCE CERTIFICATE
E030	ELECTRICAL SPECIFICATIONS
ES101	SITE ELECTRICAL PLAN
ES102	SITE PHOTOMETRIC PLAN
E101	POWER PLAN
E151	LIGHTING PLAN
E501	ELECTRICAL DIAGRAMS
E502	INTERIOR INSTALLATION DETAILS
E503	EXTERIOR INSTALLATION DETAILS
E601	EQUIPMENT SCHEDULES
E602	PANEL SCHEDULES

SHOP DRAWING NOTE

1. SHOP DRAWINGS MUST NOT BEAR ENGINEER'S SEAL. PRODUCING DOCUMENTS BEARING ANY ENGINEER'S SEAL THAT WERE NOT PRODUCED UNDER THE ENGINEER'S DIRECT SUPERVISION IS A MISDEMEANOR AND IS HERE BY NOTED AS PROHIBITED BY THE ENGINEER OF RECORD. PLEASE CONTACT THE ENGINEER FOR SUPPORT FILES NEEDED FOR THE PRODUCTION OF SHOP DRAWINGS. KYLE BREINHOLT CAN BE CONTACTED AT 801-367-5180 OR KYLE@BREINHOLTENG.COM. SUBMITTALS BEARING THE ENGINEER'S SEAL WILL BE RETURNED FOR REVISION AND RESUBMISSION WITHOUT REVIEW.

NOTES:

- REFER TO ARCHITECTURAL CABINET CASEWORK ELEVATION DRAWINGS FOR CLARIFICATION ON MOUNTING AND PLACEMENT OF ALL RACEWAY, RECEPTACLES, SWITCHES, PANELBOARDS AND LIGHTING CONTROL PANELS.
- MANY DEVICE MOUNTING LOCATIONS ARE DEPENDANT ON MILLWORK LOCATIONS. COORDINATE ALL APPLICABLE LOCATIONS WITH MILLWORK INSTALLER PRIOR TO BEGINNING WORK.
- REVIEW AND COORDINATE WITH ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND OTHER DRAWINGS PRIOR TO BID.
- NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO DUCTS, PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER, OR PASS THROUGH ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
- REVIEW ALL ARCHITECT'S ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO ROUGH-IN OF ELECTRICAL JUNCTION BOXES.
- CONSULT ARCHITECT'S REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, ETC.
- MEET WITH THE CEILING AND MECHANICAL CONTRACTORS TO COORDINATE LOCATIONS, CLEARANCES, CEILING TYPES, AND ROUGH-IN REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO DUCT, PIPING, AND CEILING INSTALLATIONS.
- VERIFY EXACT LOCATION(S) OF ALL EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
- PERFORM ALL WORK IN A WORKMANLIKE MANNER, PER INDUSTRY STANDARD, AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
- FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS WITH APPROVED SHOP DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
- REFER TO ALL DETAILS ON ALL SHEETS WHETHER OR NOT CALLED IN REFERENCE NOTES.
- GANG TOGETHER ALL LIGHT SWITCHES INSTALLED ADJACENT TO EACH OTHER WITH ONE PIECE COVER PLATE.
- USE EPOXY ANCHORS TO SUPPORT THE ELECTRICAL EQUIPMENT. EXPANSION ANCHOR BOLTS ARE NOT ACCEPTED.
- PROVIDE BLANK COVER PLATES TO MATCH THE OTHER COVER PLATES FOR ALL JUNCTION BOXES WHERE DEVICES HAVE NOT BEEN INSTALLED AT THE COMPLETION OF WORK.
- ALL MATERIALS USED IN THIS INSTALLATION SHALL BE U.L. APPROVED AND NEW.
- DO NOT INSTALL WIRING IN DUCT WORK.
- TERMINATE THE ELECTRICAL CONNECTIONS TO ALL THE EQUIPMENT BY PROVIDING THE NECESSARY MALE/FEMALE CONNECTOR, RECEPTACLE, PLUG, ETC.
- ALL WALL MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH INTEGRAL OVERRIDE SWITCH. MOTION SENSOR TO MOUNT IN A STANDARD SWITCH BOX.
- ALL CEILING MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH POWER PACK AS REQUIRED TO CONTROL LIGHTING. PROVIDE SUFFICIENT BOX DEPTH AND CORRECT PLASTER RING TO ACCOMMODATE ACTUAL RELAY UNIT AND OCCUPANCY SENSOR INSTALLED. PROVIDE PROPER SEPARATION OF 120 VOLT AND CLASS 2 WIRING AS NECESSARY IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.
- SUBMIT FLOOR PLAN TO MOTION SENSOR SUPPLIER FOR FACTORY TO LOCATED MOTION SENSOR FOR OPTIMAL PERFORMANCE TO AVOID NUISANCE SHUT OFF OF LIGHTING. MANUFACTURERS LAYOUT PLAN TO BE PART OF SUBMITTALS.
- VISIT THE PROJECT SITE DURING THE BIDDING PROCESS TO DETERMINE THE TOTAL SCOPE OF THE PROJECT.
- CONNECT ALL BATTERIES IN EMERGENCY FIXTURES, EGRESS LIGHTS, AND EXIT SIGNS TO UNSWITCHED CONDUCTOR.
- DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOF, ETC.
- HEAT TRACE SHALL BE RAN IN ALL NON-CONDITIONED ROOF DRAINS, GUTTERS, AND DOWNSPOUTS AND SHALL EXTEND AT LEAST 8' BEYOND THE DOWNSPOUT DISCHARGE.

Diversified
DESIGN SERVICES AND ENGINEERING, LLC.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1450 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE2544

PROJECT NAME:
A PRELIMINARY SITE PLAN LAYOUT FOR:

Westport Business Park
Lot #5

2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	E010 LAKEPORT LOT 5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

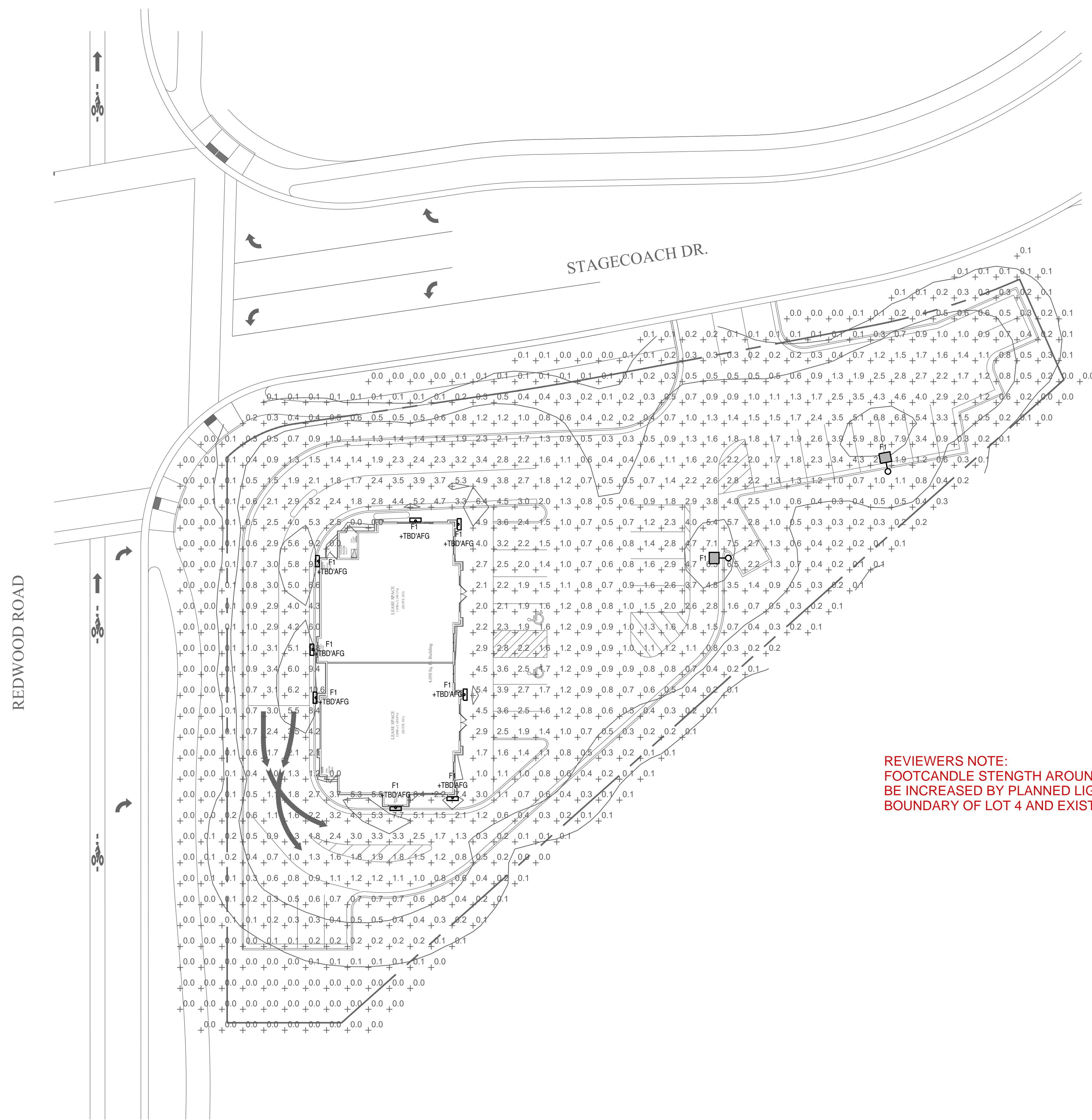
REVISIONS		
REV.	DATE	DESCRIPTION

SHEET TITLE:

ELECTRICAL COVER SHEET

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K:\Projects\2025\Lakeport\Lot 5 BPE25A\IES102 LAKEPORTS.dwg, SAVED Thursday, October 2, 2025 11:07:02 AM PLOTTED Thursday, October 2, 2025 11:10:39 AM



REVIEWERS NOTE:
 FOOTCANDLE STRENGTH AROUND THIS LOTS PERIMETER WILL BE INCREASED BY PLANNED LIGHTING ALONG THE ADJACENT BOUNDARY OF LOT 4 AND EXISTING STREET LIGHTS.

- NOTES:**
- ILLUMINATION LEVELS INDICATED IN FOOT-CANDELES.
 - PHOTOMETRIC STATISTICS:
 AVERAGE: 1.3 FC
 MAXIMUM: 10.6 FC
 MINIMUM: 0.0 FC
 MAXMIN:
 AVGMIN: .
 - INSTALLATION SHALL COMPLY WITH SARATOGA SPRINGS TITLE 19 EXCEPT AS VARIANCES HAVE BEEN ALLOWED IN VILLAGE PLAN.
 - CITY PLANNING NOTE (TITLE 19.11 SECTION 3) -
 A. ALL WALL-MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'. THE EXCEPTION SHALL BE THOSE INSTANCES WHERE THERE IS A SECOND STORY ACCESS DIRECTLY FROM THE OUTDOORS, AND UNDER-EAVE LIGHTING. WALL-MOUNTED LIGHTING SHALL BE ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDING FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
 B. INTERMITTENT LIGHTING MUST BE OF THE 'MOTION SENSOR' TYPE THAT STAYS ON FOR A PERIOD OF TIME NOT TO EXCEED TEN (10) MINUTES AND HAS A SENSITIVITY SETTING THAT ALLOWS THE LIGHTING FIXTURE TO BE ACTIVATED ONLY WHEN MOTION IS DETECTED ON THE SITE.
 C. ALL TRESPASS LIGHTING SHALL NOT EXCEED ONE FOOT-CANDELES MEASURED AT THE PROPERTY LINE, EXCEPT THAT TRESPASS LIGHTING INTO RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 0.1 FOOT-CANDELES MEASURED AT THE PROPERTY LINE.
 D. SERVICE STATION CANOPIES MUST UTILIZE CANOPY LIGHTS THAT ARE FULLY RECESSED INTO THE CANOPY OR ARE FULLY SHIELDED BY THE CANOPY.
 E. ALL FREE-STANDING LIGHTING FIXTURES AND ASSEMBLIES SHALL BE BLACK.
 F. POLE DESIGN SHALL INCLUDE AN ARM AND BELL SHADE.
 G. ALL LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON THE TOP DECKS OF PARKING STRUCTURES SHALL BE FITTED TO RENDER THEM FULL CUTOFF.
 H. HOURS:
 a. ONE HOUR AFTER CLOSING OR BY 11:00PM, WHICHEVER IS EARLIER. BUSINESSES MUST TURN OFF AT LEAST FIFTY PERCENT (50%) OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON TOP DECKS OF PARKING STRUCTURES. HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. LIGHTS MAY BE TURNED BACK ON ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT.
 b. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00PM AND MUST KEEP THEM OFF UNTIL ONE HALF HOUR BEFORE SUNRISE. HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM.

- SARATOGA SPRINGS CITY NOTES:**
- City Standard Notes for Lighting Plans including:
 i. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review.
 ii. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
 iii. All exterior lighting shall meet IESNA full-cutoff criteria.
 iv. One-line diagrams that include both proposed street lighting as well as modifications made to the existing lighting system shall be drawn and submitted to the City for approval before construction. Source connections for each circuit shall be identified and approved with power company. Voltage drops for each circuit shall be calculated, documented, and submitted with design. Voltage drops shall not exceed 5% loss as measured from utility connection to end of circuit, regardless of where utility connection is located or whom it was constructed by. The city reserves the right to require voltage drop testing after construction to verify compliance with voltage drop requirements.

Diversified
 DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
 MURRAY, UTAH 84107
 TELEPHONE (801) 347-2369
 Email: brandon@dds-slc.com

BREINHOLT
 POWER ENGINEERING, PLLC
 805 SOUTH 1430 WEST, LEHI UT 84043
 (801) 367-5180 PROJECT BPE25A4

PROJECT NAME: A PRELIMINARY SITE PLAN LAYOUT FOR

Westport Business Park
 Lot #5

2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.

PROJECT NO.:	2025-015
CAD FILE NAME:	ES102 LAKEPORT5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS

REV.	DATE	DESCRIPTION

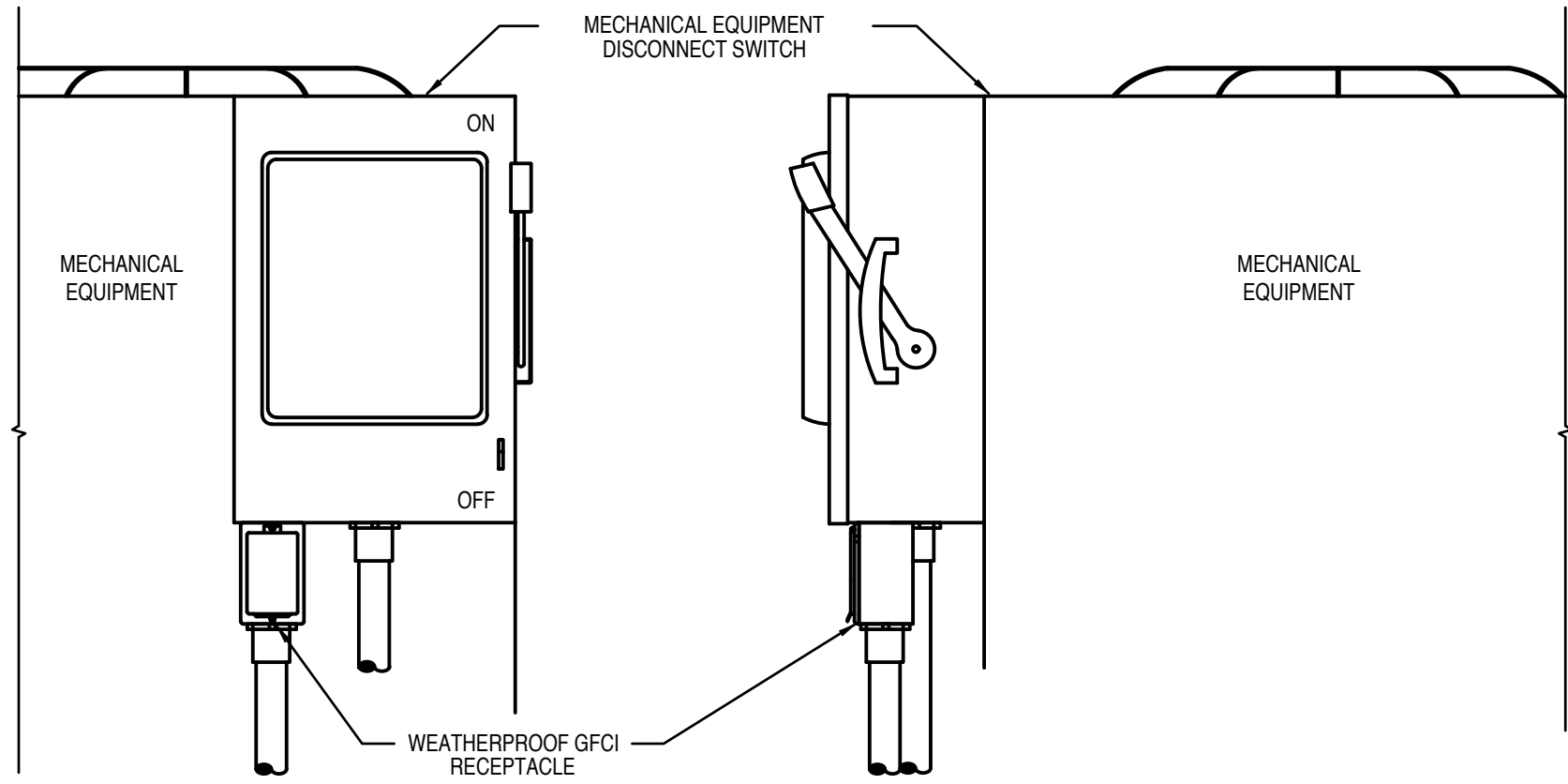
SHEET TITLE:
SITE PHOTOMETRIC PLAN

ES102
 SHEET **5** OF **12**

1 SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"
 0 10' 20' 40'

NOTES:

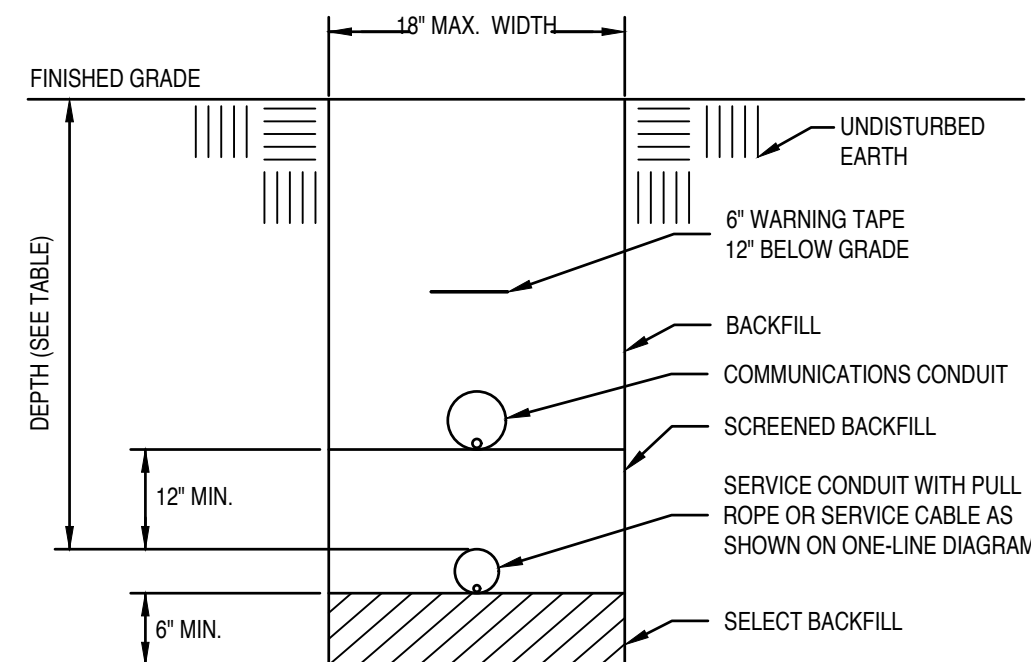
- DO NOT ATTACH DISCONNECT AND RECEPTACLE TO THE MECHANICAL EQUIPMENT IN A WAY THAT OBSCURES THE MECHANICAL EQUIPMENT LABEL OR BLOCKS ACCESS PANELS OR FILTER REMOVAL PANELS.



WEATHERPROOF RECEPTACLE INSTALLATION DETAIL

LOCATION DESCRIPTION	MIN. DEPTH
BELOW CONCRETE SLAB (NOT TRAFFIC)	18 INCHES
BELOW TRAFFIC SURFACES	24 INCHES
PARKING LOT (PAVED OR NON-PAVED)	24 INCHES
OTHER LOCATIONS	24 INCHES*
UTILITY SECONDARY	24 INCHES*
UTILITY PRIMARY	48 INCHES*

(SEE NEC TABLE 300.5)
*VERIFY ALL DIMENSIONS WITH LOCAL POWER COMPANY STANDARDS AND SPECIFICATIONS.

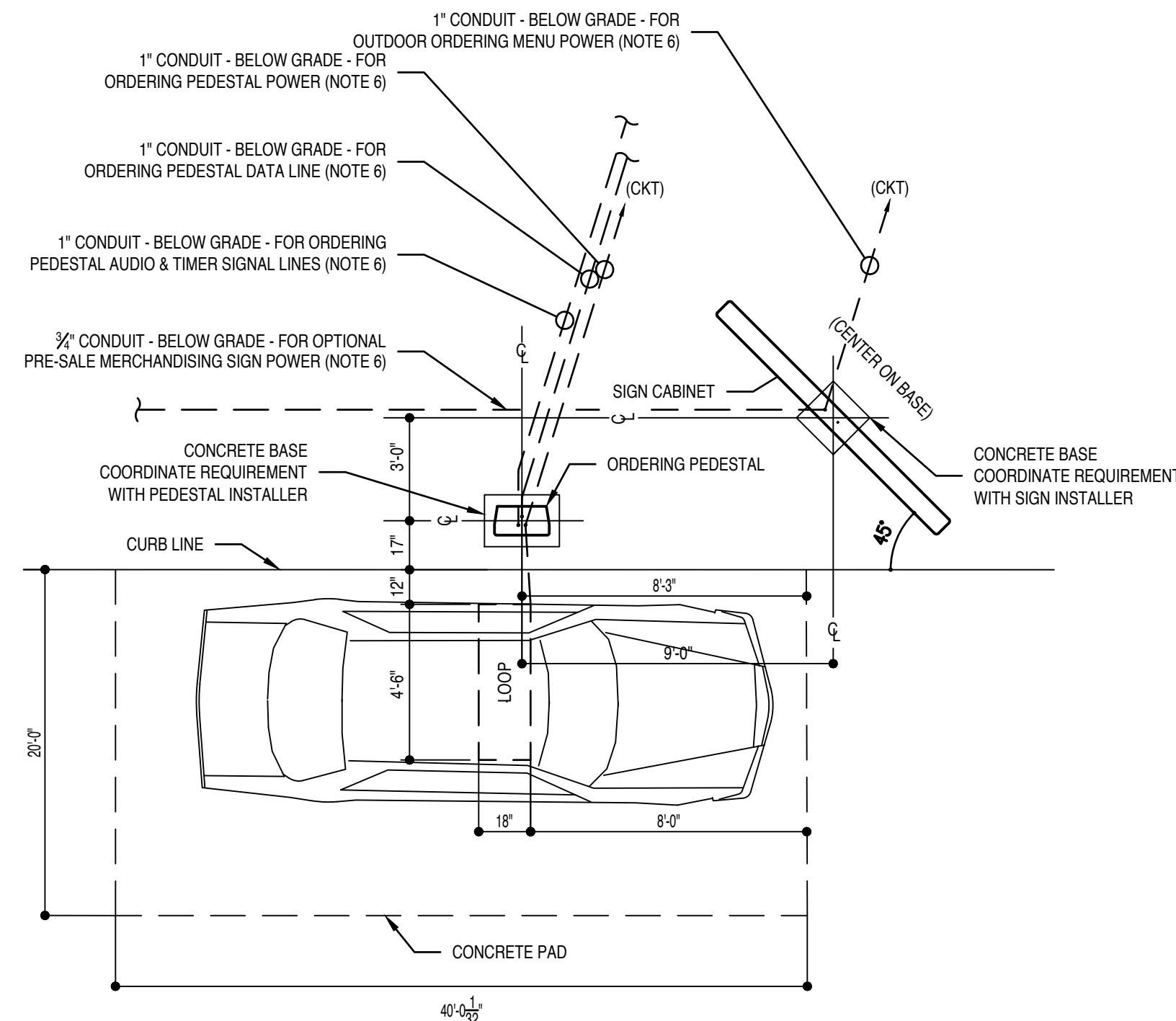


TRENCHING DETAIL

SCALE: NTS

OUTDOOR ORDER STATION NOTES

- OWNER TO COORDINATE WITH GENERAL CONTRACTOR TYPE OF OUTDOOR ORDER STATION.
- FOUNDATION DEPTH TO BE DETERMINED BY LOCAL SOIL CONDITIONS AND CODE REQUIREMENTS.
- ACTUAL SITE CONDITIONS MAY CAUSE AN ADJUSTMENT OF LAYOUT, LAYOUT SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- PRE-SALE MERCHANDISING SIGN RECOMMENDED PLACEMENT: DEPENDING ON THE LAYOUT OF STORE'S DRIVE THROUGH LANE, THE RECOMMENDED PLACEMENT FOR THE PRE-SALE SIGN IS APPROXIMATELY 1/2 CAR LENGTHS IN FRONT OF THE MAIN MENU BOARD. POSITION THE PRE-SALE SIGN AT THE SAME ANGLE AS THE MAIN MENU BOARD.
- VERIFY SLAB THICKNESS WITH LOCAL FROST LINE. THICKNESS OF SLAB TO BE NO LESS THAN 12".
- ROUTE & TERMINATE CONDUITS AT LOCATION AS DIRECTED BY OWNER REPRESENTATIVE

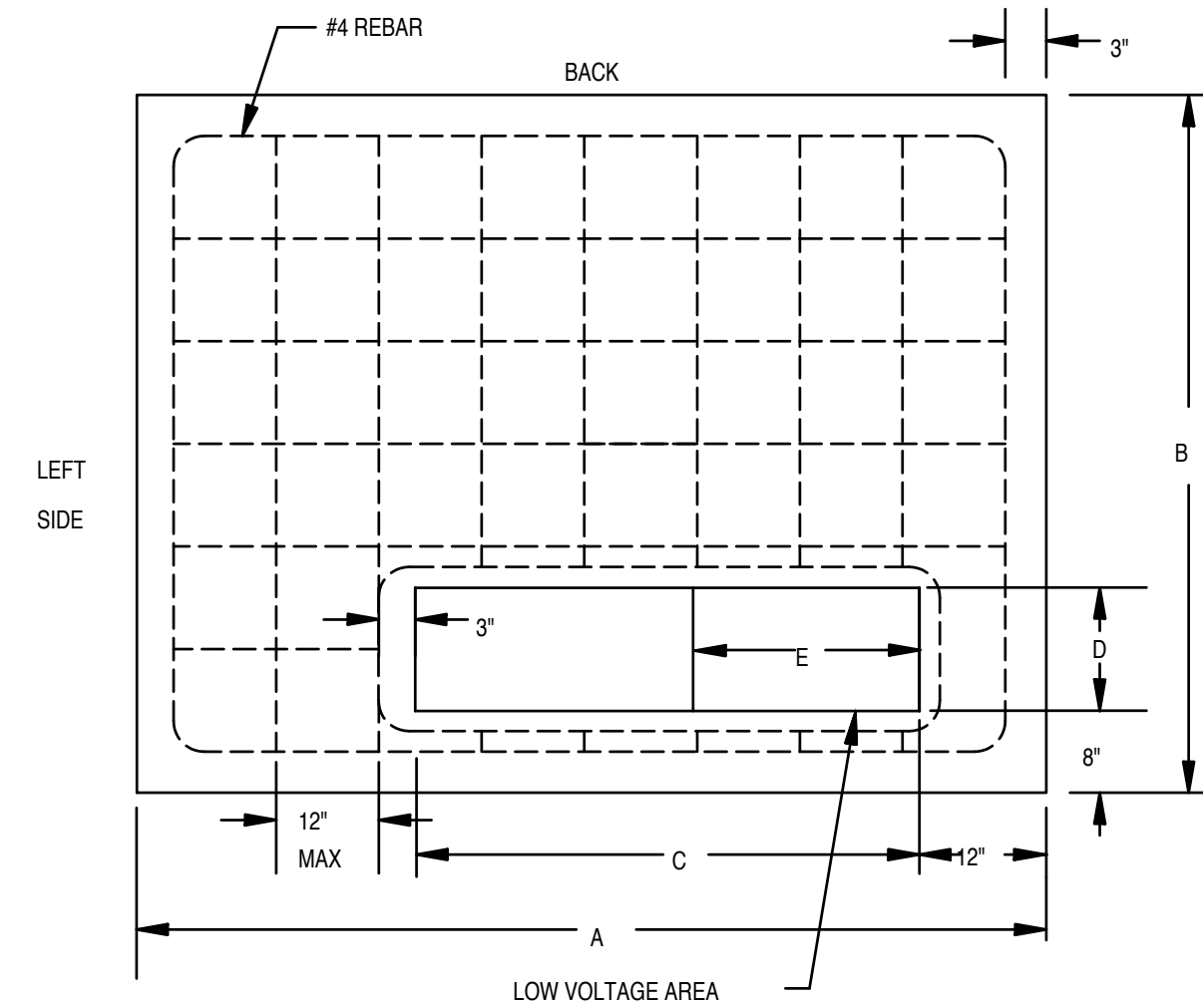


OUTDOOR ORDER STATION INSTALLATION DETAIL

SCALE: NTS

TRANSFORMER PAD DIMENSION CHART

TRANSFORMER RATING	DIMENSIONS				
	A	B	C	D	E
75-500KVA	84"	78"	48"	15"	20"
750-2500KVA	96"	82"	60"	16"	30"

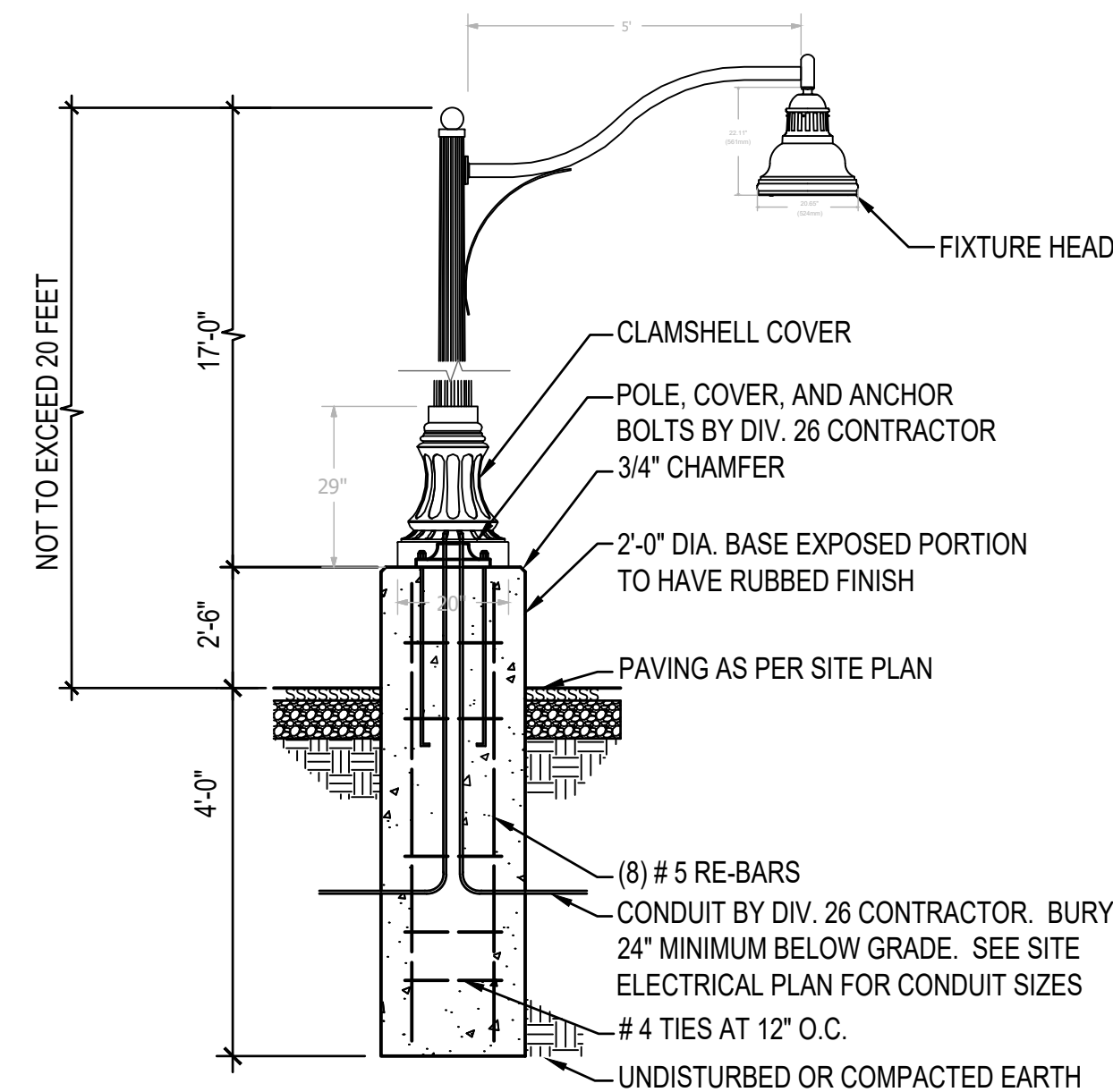


NOTES:

- SITE PREPARATION: ALL DIRT BENEATH THE PAD SITE MUST BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE PAD TO PREVENT SETTLING.
- CONCRETE: SHALL BE MADE USING A STANDARD BRAND OF PORTLAND CEMENT. STEEL REINFORCEMENT SHALL BE #4 REBAR PLACED ACCORDING TO THE DRAWINGS. THE PAD MUST BE POURED AT LEAST THREE FULL DAYS PRIOR TO SETTING THE UNIT. CONCRETE MUST BE KEPT ABOVE FREEZING AT LEAST 72 HOURS AFTER POURING. THE FINISHED SURFACE MUST BE COMPLETELY FLAT AND LEVEL. ALL WORK MUST BE DONE TO HIGH QUALITY STANDARDS.
- PREFABRICATION: THE PAD MAY EITHER BE CONSTRUCTED ON THE SITE OR PREFABRICATED ACCORDING TO SPECIFICATIONS.
- TRANSFORMER CONDUIT WINDOW LAYOUT: LOW VOLTAGE CONDUITS SHALL BE FORMED AS TIGHTLY AS POSSIBLE AGAINST RIGHT SIDE OF THE OPENING AND SHALL IN NO CASE EXTEND FURTHER THAN 18" FROM THE RIGHT SIDE OF CONDUIT WINDOW ON THE PAD. DO NOT PUT ANY CONCRETE IN OR UNDER THE CONDUIT WINDOW. USE DIRT TO SEPARATE CONDUITS. BELL ENDS ARE REQUIRED FOR ALL METAL CONDUITS BUT NOT FOR PLASTIC CONDUIT.
- CLEARANCE: THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST THREE FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURES. THE EDGES OF THE PAD MUST BE AT LEAST TEN FEET FROM ANY COMBUSTIBLE STRUCTURE. THE AREA IN FRONT OF THE PAD MUST HAVE TEN FEET OF CLEAR LEVEL WORKING AREA FOR MAINTENANCE OF THE UNIT.

ROCKY MOUNTAIN POWER TRANSFORMER FLAT PAD

SCALE: NTS

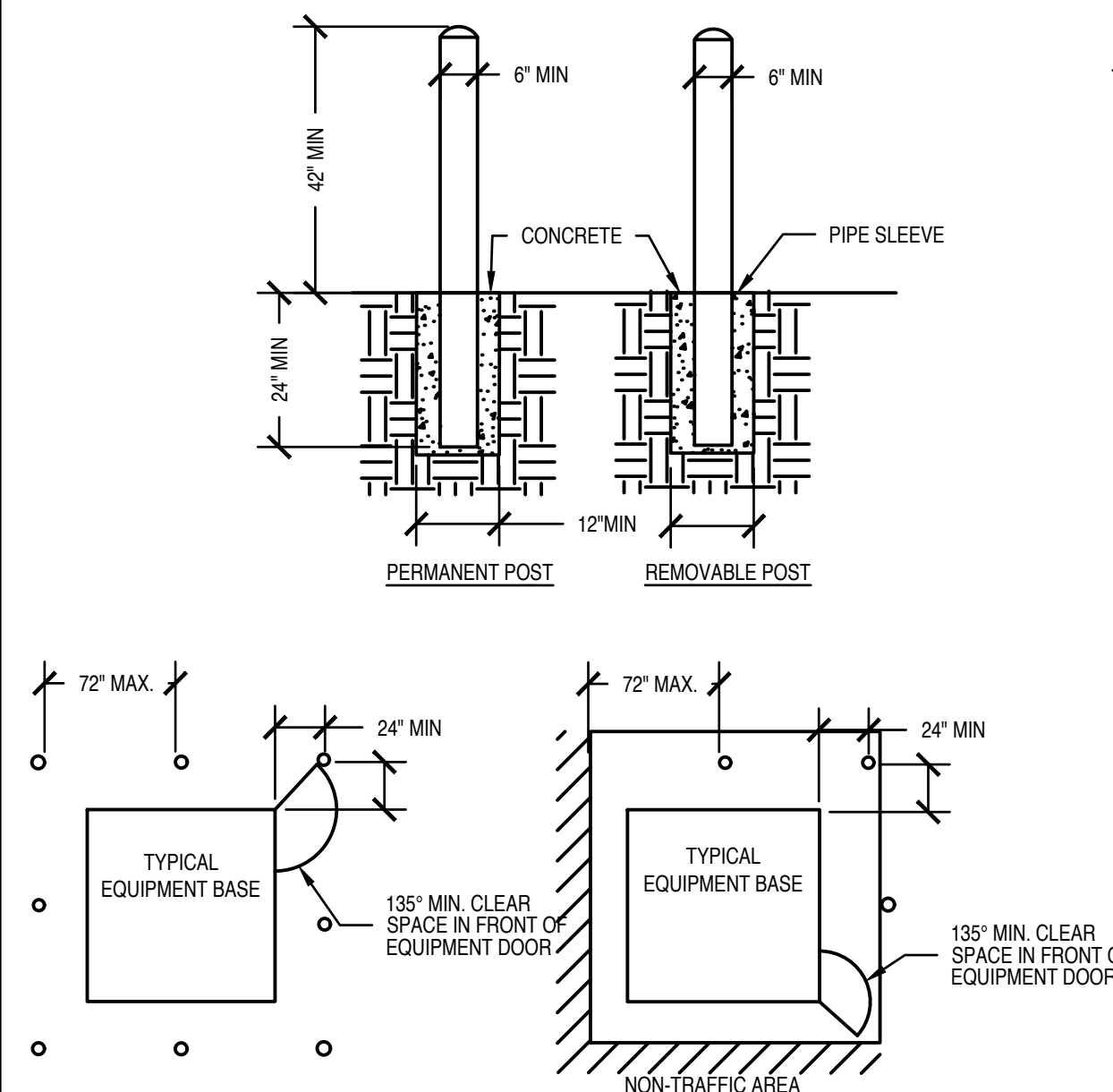


POLE BASE DETAIL

SCALE: NTS

VEHICLE BARRIER POST DETAIL

SCALE: NTS



- NOTES:**
PROVIDE BARRIER IN LOCATIONS WHERE VEHICULAR TRAFFIC MAY POSE A THREAT TO UTILITY EQUIPMENT.
- REQUIREMENTS:**
- BARRIER POSTS SHALL BE SIX-INCH-DIAMETER STEEL OR CONCRETE SUITABLE FOR LOCAL ENVIRONMENTAL CONDITIONS.
 - STEEL POSTS MAY BE FILLED WITH CONCRETE.
 - POSTS SHALL HAVE A DOMED TOP, FREE OF BURRS AND SHARP EDGES.
 - BARRIER POSTS SHALL BE PLACED SO AS NOT TO OBSTRUCT THE OPENING OF THE EQUIPMENT DOORS (DOORS SHALL OPEN AT LEAST 135 DEGREES), NOR TO IMPED THE OPERATION OF THE EQUIPMENT. IF SUCH POSITIONING IS NOT POSSIBLE, REMOVABLE POSTS SHALL BE USED IN THE OBSTRUCTIVE LOCATION(S).
 - EACH BARRIER POST SHALL BE SET IN A CONCRETE FOUNDATION AT LEAST 12 INCHES (12") IN DIAMETER AND 24 INCHES (24") IN DEPTH BELOW GRADE. SEE FIGURE 1 FOR ADDITIONAL SPACE AND DIMENSION REQUIREMENTS.
 - ENOUGH BARRIER POSTS SHALL BE INSTALLED TO ADEQUATELY PROTECT UTILITY EQUIPMENT FROM DAMAGE.
 - TEMPORARY BARRIER POSTS MAY BE REQUIRED DURING CONSTRUCTION.

Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE2544

PROJECT NAME: A PRELIMINARY SITE PLAN LAYOUT FOR:
Westport Business Park
Lot #5
2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.

PROJECT NO.:	2025-015
CAD FILE NAME:	E010 LAKEPORT LOT 5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS

REV.	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR INSTALLATION DETAILS

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K:\Projects\2025\Lakeport Lot 5 BPE25A\ME010 LAKEPORT LOT 5.dwg SAVED Thursday, October 2, 2025 11:10:47 AM

LIGHT FIXTURE SCHEDULE										
FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS		FIXTURE			DESCRIPTION	REMARKS	PRODUCT INFO
			TYPE	QTY.	VOLTS	WATTS	MOUNTING			
F1/F1E	GARCOO LSI MCGRAW BEACON ZUMA ATG	121-16L-1200-WW-G4-4-[E]BPC-[UNV-DD-SCBA X1M-F-T-LED-06L-30K-[UE-SCBA-(CWB)] ISW-AF-1000-LED-E1-T4FT-SCBA-7030-[CWB] TRV-D-24L-55-3K7-4W-UNV-[BPC]-SCBA WP-10-50W-U-3K-T4-G-SCBA-[EM] WPGP-40-30K-[CWB]]	LED 3000K CCT 5500 LM 70+CRI TYPE IV	INTEGRAL	120	66	SURFACE WALL	WALL MOUNTED AREA LIGHT WITH TYPE IV DISTRIBUTION WITH COLD-WEATHER EMERGENCY BATTERY	ADD BRACKETED PORTION OF PART NUMBER FOR FIXTURES DESIGNATED FOR EMERGENCY OPERATION.	
F2/F2E	GARCOO LSI MCGRAW BEACON ZUMA ATG	121-16L-1200-WW-G4-3-[E]BPC-[UNV-DD-SCBA X1M-F-T-LED-06L-30K-[UE-SCBA-(CWB)] ISW-AF-1000-LED-E1-T3-SCBA-7030-[CWB] TRV-D-24L-55-3K7-T3-UNV-[BPC]-SCBA WP-10-50W-U-3K-T3-G-SCBA-[EM] WPGP-40-30K-[CWB]]	LED 3000K CCT 5500 LM 70+CRI TYPE III	INTEGRAL	120	66	SURFACE WALL	WALL MOUNTED AREA LIGHT WITH TYPE IV DISTRIBUTION WITH COLD-WEATHER EMERGENCY BATTERY	ADD BRACKETED PORTION OF PART NUMBER FOR FIXTURES DESIGNATED FOR EMERGENCY OPERATION.	
F3	LUMARK LITHONIA VISIONAIRE LIRON HUBBELL RAYON	XTOR1B-W OLWX1-LED-13W-30K VSC-II-T3-16LC-3-3K-UNV-WM-SCBA FCWP3-UW-3CCT-16W LNC-7LU-3K-3-SCBA TZ28LED-30-UNI12-30-DL-CBA	LED 3000 KELVIN 1400 LUMENS 80 CRI	INTEGRAL	120	19	SURFACE WALL	LED WALL PACK	COLOR TO BE SELECTED BY ARCHITECT	
F4	HADCO	CSF14-80-G3-T-A-3-730-A (Voltage)-3-SRD-SP1-F w/ Sensor/ 17" TAPERED FLUTED STEEL 16" DECORATIVE TWO-PIECE CLAMSHELL NO CITY LOGO	3000K CCT 10,000LM 70 CRI TYPE III B1-UJ-G2	INTEGRAL	0	80	17' POLE	BLACK FREESTANDING, ARM AND BELL SHADE, CITY STANDARD STREETLIGHT. SARATOGA SPRINGS DETAIL LP-2A, METAL, FULL CUT-OFF, DIRECT DOWNWARD. LOCATED IN PARKING LOT. NO CITY LOGO IS REQUIRED. PROVIDE OCCUPANCY SENSOR.		
F5	HADCO	CSF14-80-G3-T-A-3H-730-A (Voltage)-3-SRD-SP1-F w/ Sensor/ 17" TAPERED FLUTED STEEL 16" DECORATIVE TWO-PIECE CLAMSHELL NO CITY LOGO	3000K CCT 10,000LM 70 CRI TYPE III HOUSE-SIDE SHIELD B1-UJ-G2	INTEGRAL	0	80	17' POLE	BLACK FREESTANDING, ARM AND BELL SHADE, CITY STANDARD STREETLIGHT. SARATOGA SPRINGS DETAIL LP-2A, METAL, FULL CUT-OFF, DIRECT DOWNWARD. LOCATED IN PARKING LOT. NO CITY LOGO IS REQUIRED. PROVIDE OCCUPANCY SENSOR.		



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6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
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805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE25A4

PROJECT NAME:
A PRELIMINARY SITE PLAN LAYOUT FOR:

Westport Business Park
Lot #5

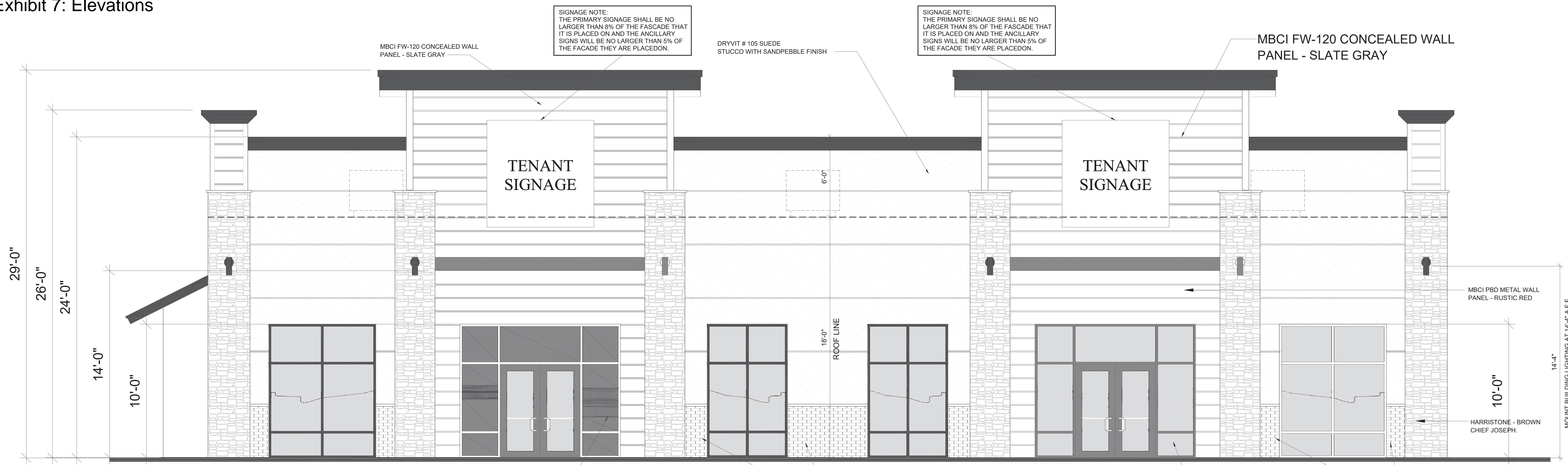
2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	E010 LAKEPORT LOT 5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS		
REV.	DATE	DESCRIPTION

SHEET TITLE:
EQUIPMENT SCHEDULES

Exhibit 7: Elevations



SIGNAGE NOTE:
THE PRIMARY SIGNAGE SHALL BE NO LARGER THAN 8% OF THE FASCIADE THAT IT IS PLACED ON AND THE ANCILLARY SIGNS WILL BE NO LARGER THAN 5% OF THE FASCIADE THEY ARE PLACED ON.

SIGNAGE NOTE:
THE PRIMARY SIGNAGE SHALL BE NO LARGER THAN 8% OF THE FASCIADE THAT IT IS PLACED ON AND THE ANCILLARY SIGNS WILL BE NO LARGER THAN 5% OF THE FASCIADE THEY ARE PLACED ON.

EAST ELEVATION AREA:

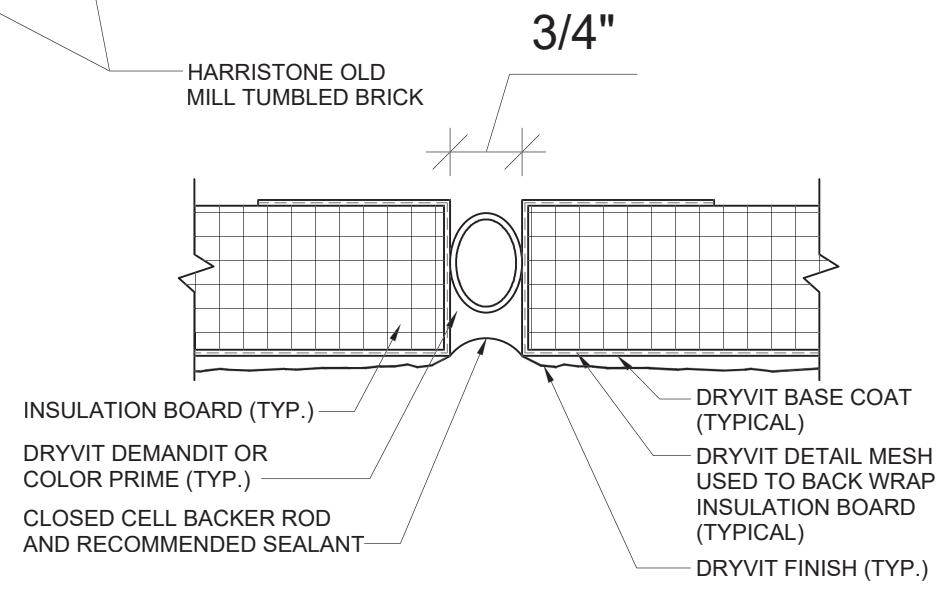
TOTAL AREA:	2,387 Sq. Ft.
GLASS AREA:	520 Sq. Ft. (21.9% OF AREA)
TOTAL AREA W/O GLASS:	1,867 Sq. Ft.
STONE VENEER AREA:	360 Sq. Ft. (19.30% OF AREA)
STUCCO FINISH AREA:	731 Sq. Ft. (39.2% OF AREA)
BRICK VENEER AREA:	60 Sq. Ft. (3.2% OF AREA)
ARCH. METAL AREA:	716 Sq. Ft. (38.4% OF AREA)

EAST ELEVATION

SCALE: 1/4" = 1'-0"

THE LOWER 10'-0" OF THE FIRST FLOOR IS 926 Sq. Ft. THERE IS 520 Sq. Ft. OF GLASS IN THIS AREA FOR 56.20%

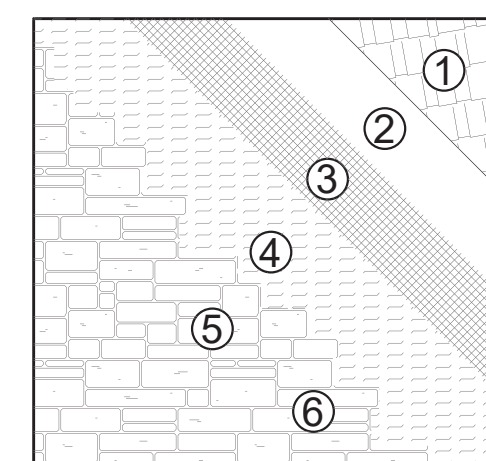
SIGNAGE NOTE:
THE PRIMARY SIGNAGE SHALL BE NO LARGER THAN 8% OF THE FASCIADE THAT IT IS PLACED ON AND THE ANCILLARY SIGNS WILL BE NO LARGER THAN 5% OF THE FASCIADE THEY ARE PLACED ON.



KERF JOINT (EXPANSION) A/A301

SCALE: 1" = 1'-0"

TYPICAL STONE APPLICATION DETAIL



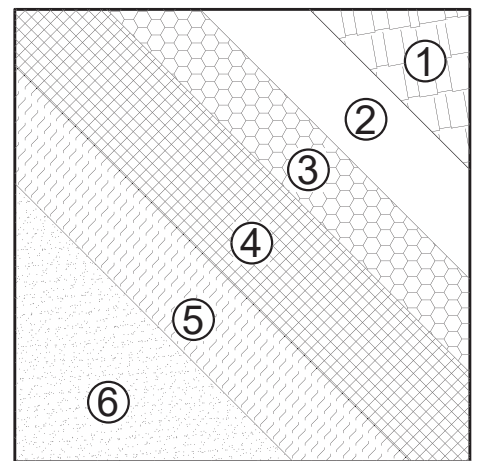
1. Plywood Sheathing
2. Grade D Bldg. Paper
3. Metal Lathe
4. Scratch Coat
5. Stone Veneer
6. Mortar Joint Type S Tooled & Rake

Cleaning: Brush with a soft, dry brush or wash with mild soapy water solution when needed to remove dust and dirt. DO NOT USE ACID, HIGH PRESSURE OR ABRASIVES.

PROVIDE 16 GA. CORR. METAL TIES @ 16" O.C. EACH WAY.

PROVIDE MASONRY WEEP HOLES IN THE BRICK AND STONE VENEER AT 4'-0" O.C. MAX.

TYPICAL E.I.F.S. APPLICATION DETAIL



1. Plywood Sheathing
2. Adhesive / Attachment
3. Insulation Board (Polystyrene Board)
4. Reinforcing Mesh
5. Base Coat w/ mesh embedded
6. Finish Coat

NOTES:

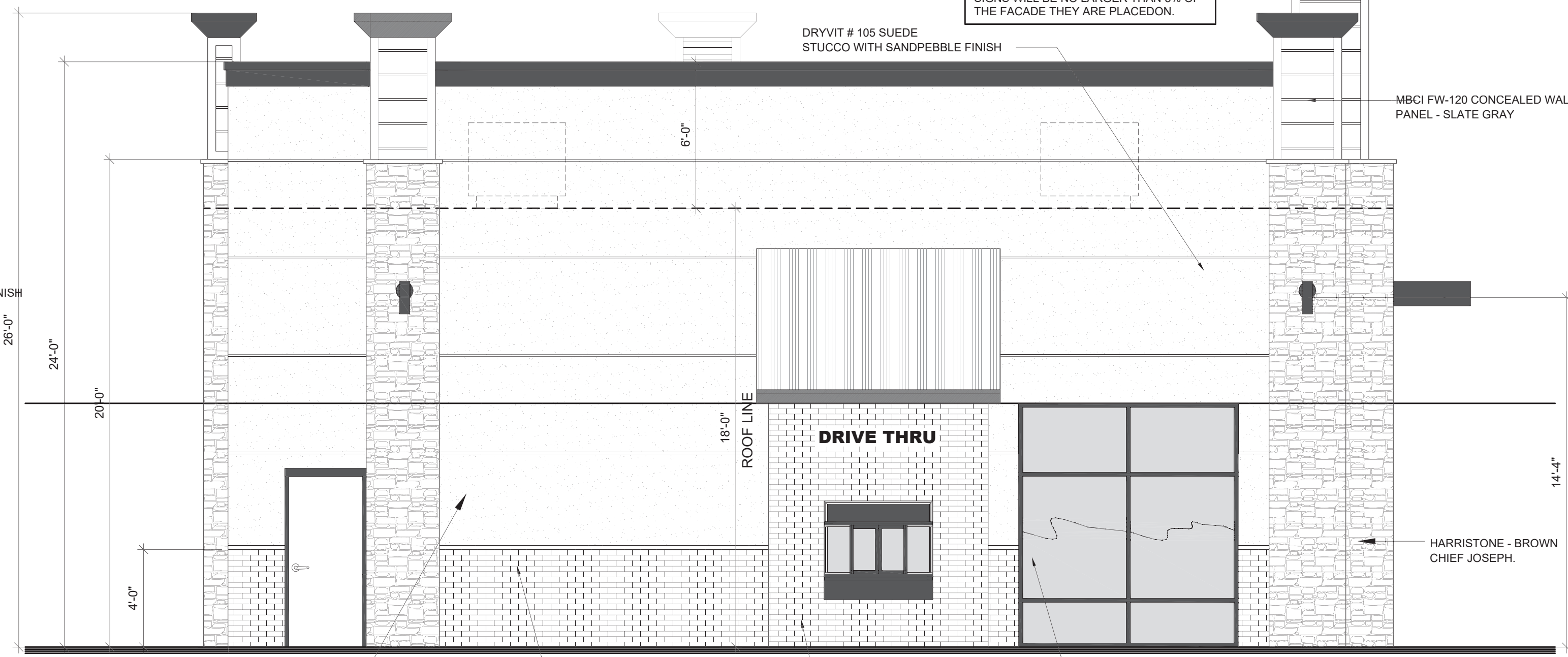
BACKLIGHTING OF THE AWNINGS IS PROHIBITED

ROOF DRAINS, CONDUIT, PIPING, MAINTENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.



SOUTH ELEVATION AREA:

TOTAL AREA:	1,096 Sq. Ft.
GLASS AREA:	90 Sq. Ft. (8.2% OF AREA)
TOTAL AREA W/O GLASS:	1,006 Sq. Ft.
STONE VENEER AREA:	180 Sq. Ft. (17.9% OF AREA)
STUCCO FINISH AREA:	569 Sq. Ft. (56.6% OF AREA)
BRICK VENEER AREA:	167 Sq. Ft. (16.6% OF AREA)
ARCH. METAL AREA:	90 Sq. Ft. (8.9% OF AREA)

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

THE LOWER 10'-0" OF THE FIRST FLOOR IS 456 Sq. Ft. THERE IS 90 Sq. Ft. OF GLASS IN THIS AREA FOR 19.7%



Diversified

DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

PROJECT NAME: Westport Business Park Lot #5

Westport Business Park

Lot #5

2056 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.

PROJECT NO.:	2025-015
CAD FILE NAME:	A201 Elevations V8 Final
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/4" = 1'-0"
DATE:	04-24-2026

REVISIONS

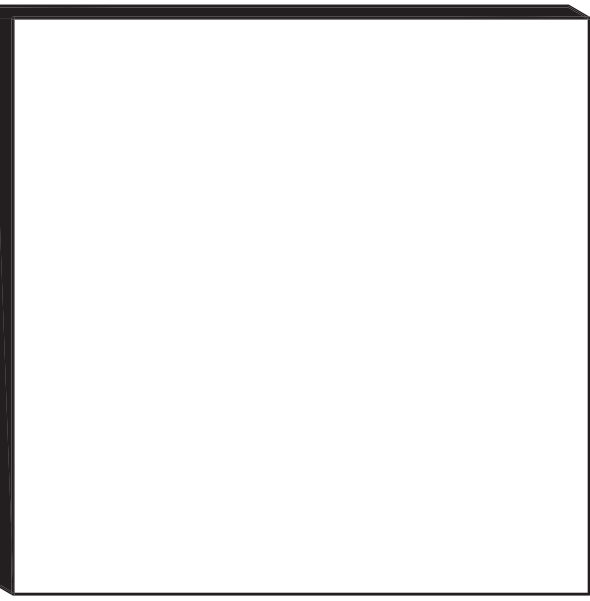
REV.	DATE	DESCRIPTION
1		

SHEET TITLE:
EXTERIOR ELEVATIONS



Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com



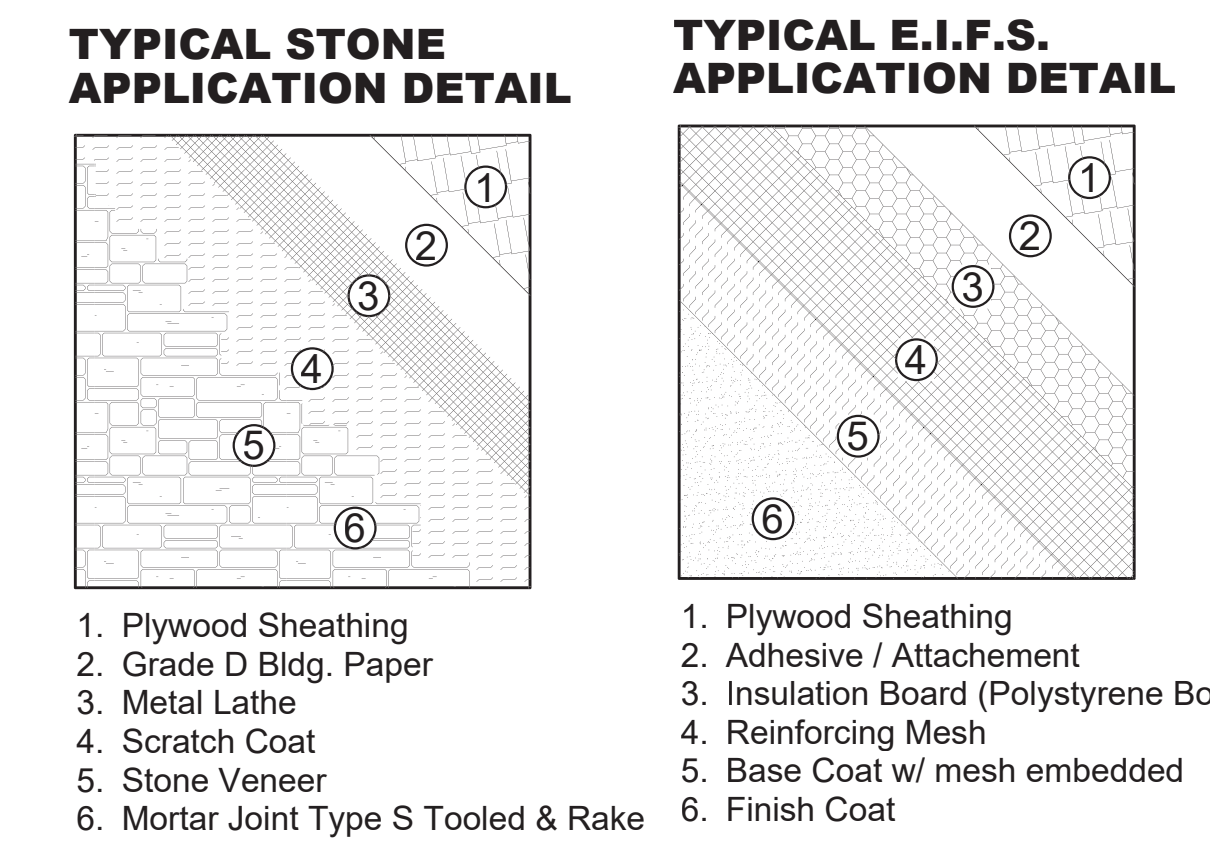
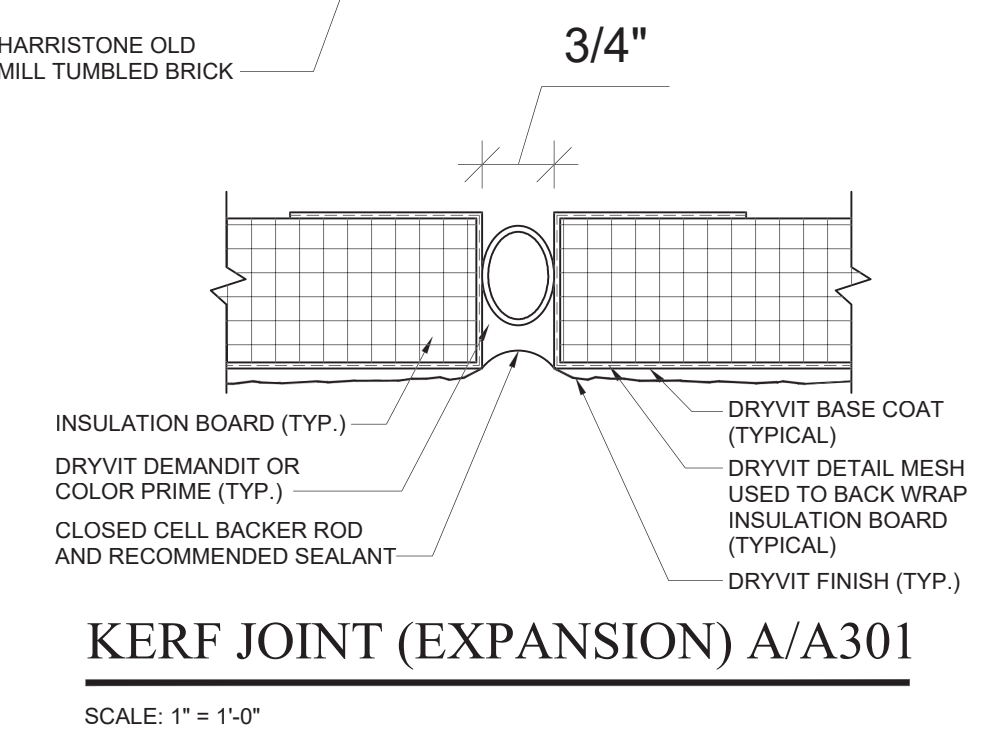
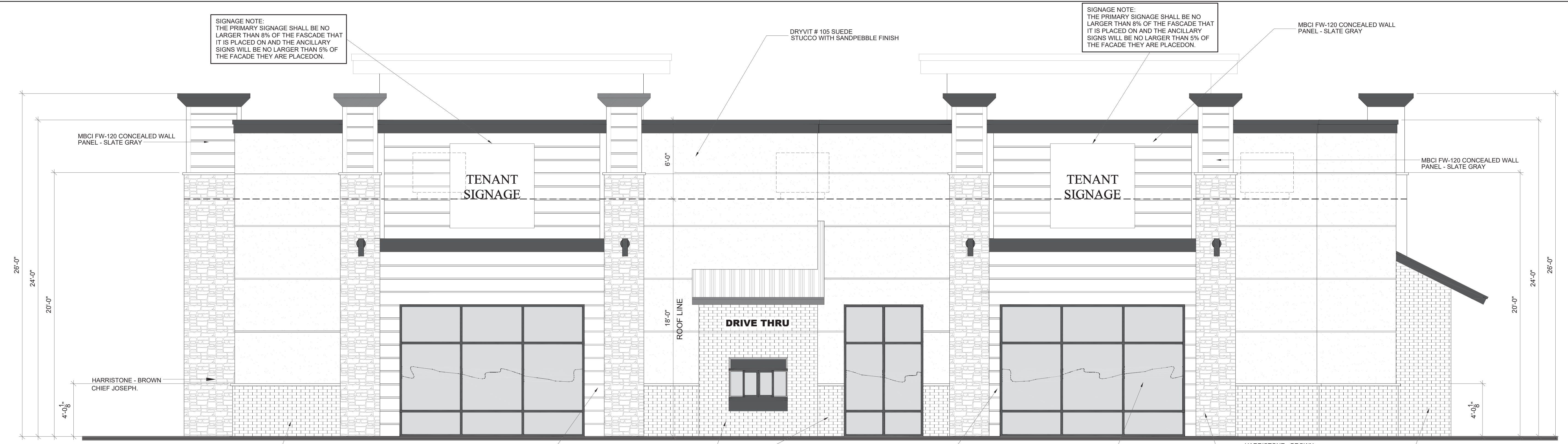
PROJECT NAME: **Westport Business Park**
 Lot #5
 2056 North Stagecoach Dr. Saratoga Springs, Utah
 A PRELIMINARY SITE PLAN LAYOUT FOR:

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	A202 Elevations V8 Final
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/4" = 1'-0"
DATE:	04-24-2026

REVISIONS		
REV.	DATE	DESCRIPTION
1		

SHEET TITLE:
EXTERIOR ELEVATIONS

A 202
SHEET **3** OF **3**



Cleaning: Brush with a soft, dry brush or wash with mild soapy water solution when needed to remove dust and dirt. DO NOT USE ACID, HIGH PRESSURE OR ABRASIVES.

PROVIDE 16 GA. CORR. METAL TIES @ 16" O.C. EACH WAY.

PROVIDE MASONRY WEEP HOLES IN THE BRICK AND STONE VENEER AT 4'-0" O.C. MAX.

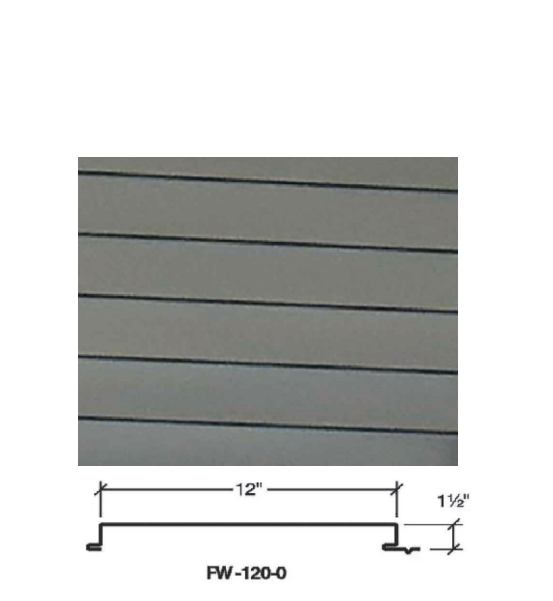
NOTES:
BACKLIGHTING OF THE AWNINGS IS PROHIBITED

ROOF DRAINS, CONDUIT, PIPING, MAINTENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

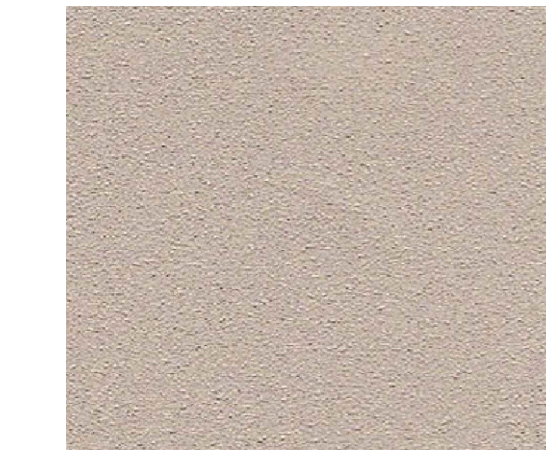
MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.

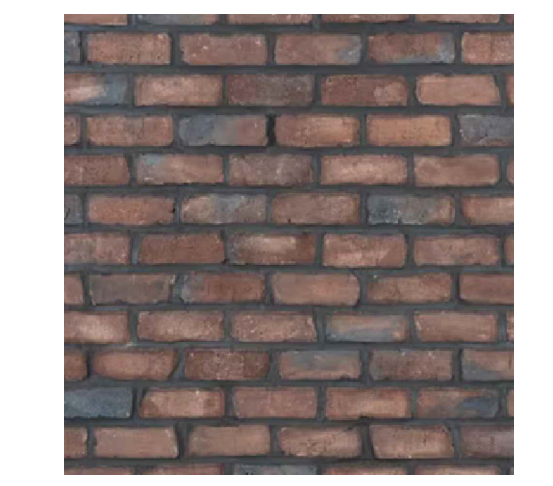


HARRISTONE OLD MILL TUMBLED BRICK

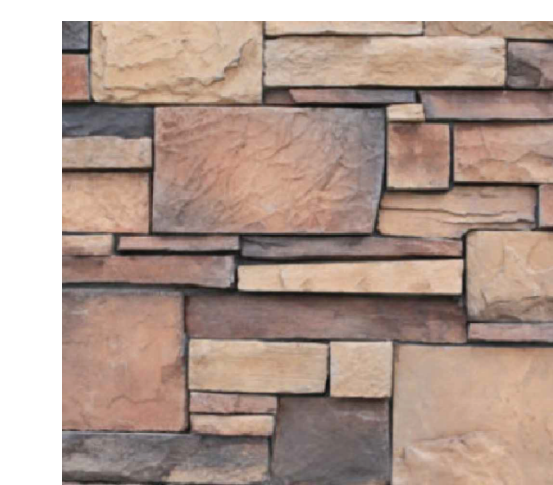
MBCI FW-120 CONCEALED WALL PANEL - SLATE GRAY



DRYVIT # 105 SUEDE STUCCO WITH SANDEBBLE FINISH



HARRISTONE OLD MILL TUMBLED BRICK

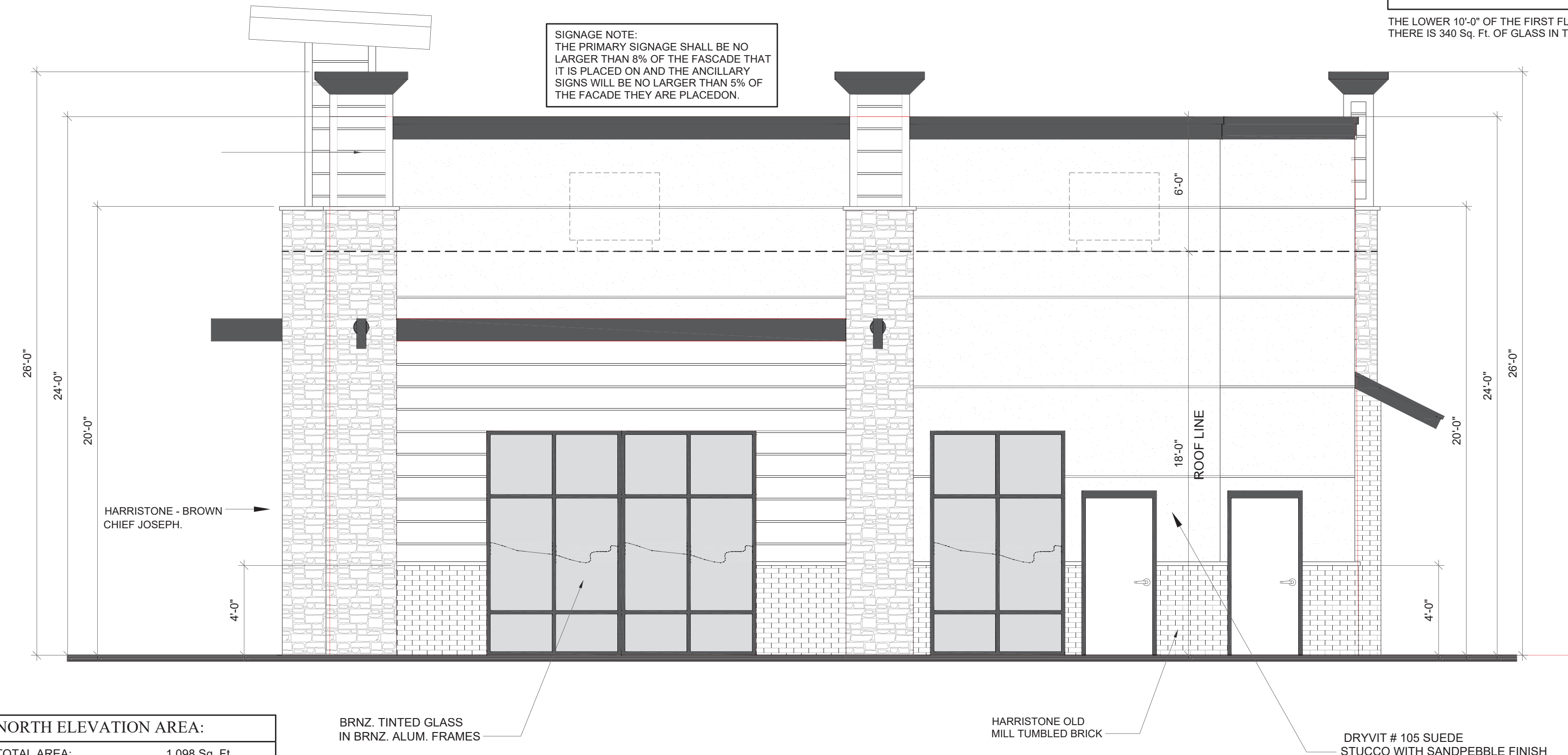


HARRISTONE - BROWN CHIEF JOSEPH.

NORTH ELEVATION AREA:

TOTAL AREA:	1,098 Sq. Ft.
GLASS AREA:	180 Sq. Ft. (16.39% OF AREA)
TOTAL AREA W/O GLASS:	918 Sq. Ft.
STONE VENEER AREA:	120 Sq. Ft. (13.0% OF AREA)
STUCCO FINISH AREA:	580 Sq. Ft. (63.2% OF AREA)
BRICK VENEER AREA:	63 Sq. Ft. (6.9% OF AREA)
ARCH. METAL AREA:	155 Sq. Ft. (16.9% OF AREA)

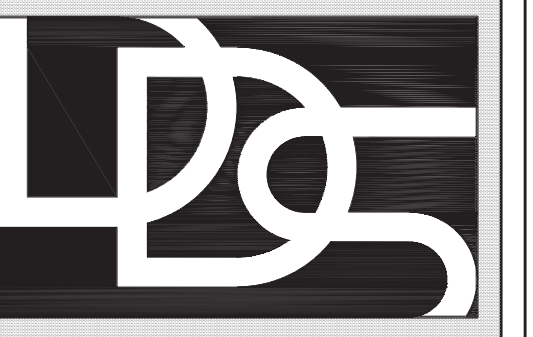
THE LOWER 10'-0" OF THE FIRST FLOOR IS 465 Sq. Ft. THERE IS 180 Sq. Ft. OF GLASS IN THIS AREA FOR 38.7%



BRNZ. TINTED GLASS IN BRNZ. ALUM. FRAMES

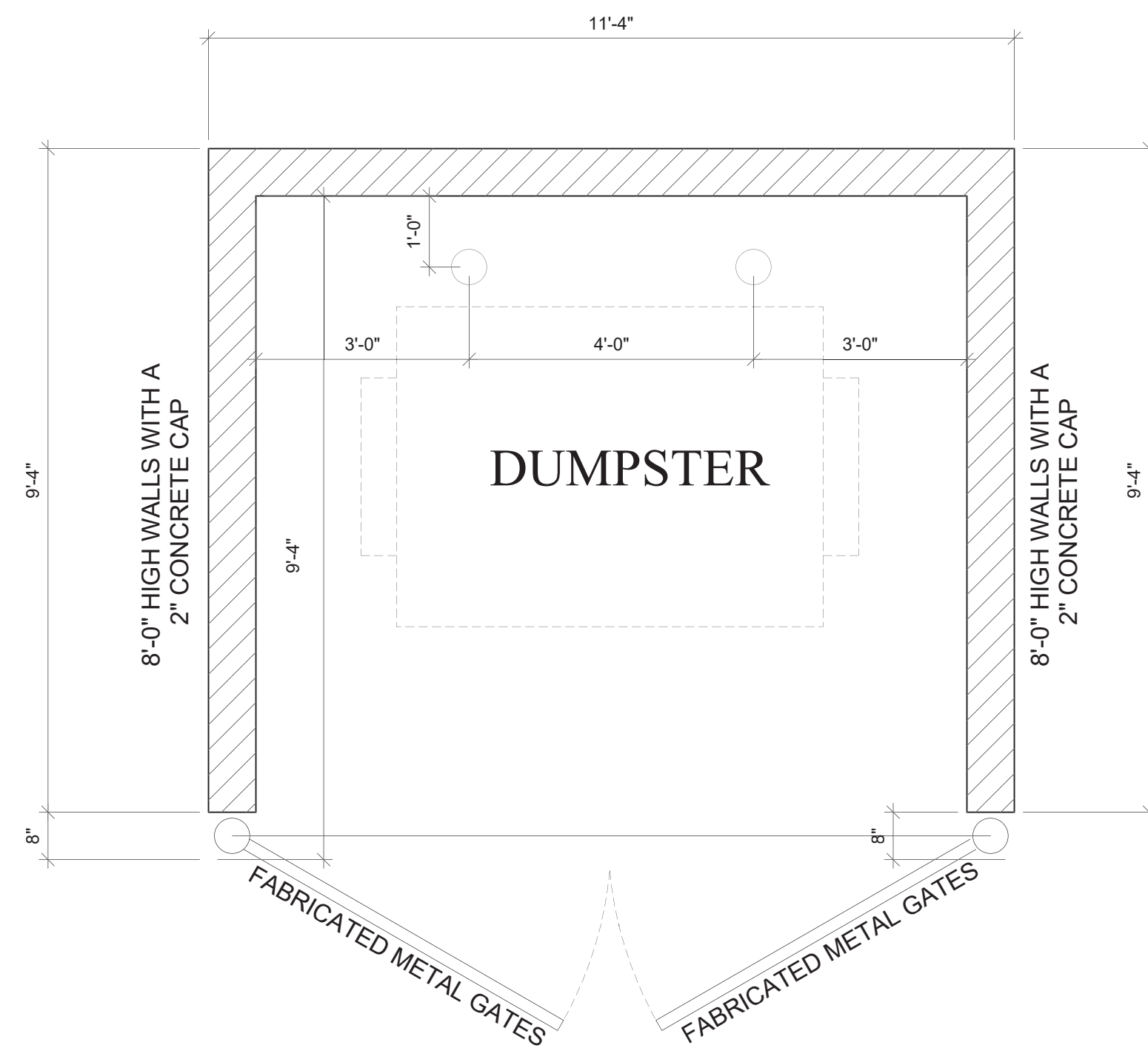
HARRISTONE OLD MILL TUMBLED BRICK

DRYVIT # 105 SUEDE STUCCO WITH SANDEBBLE FINISH

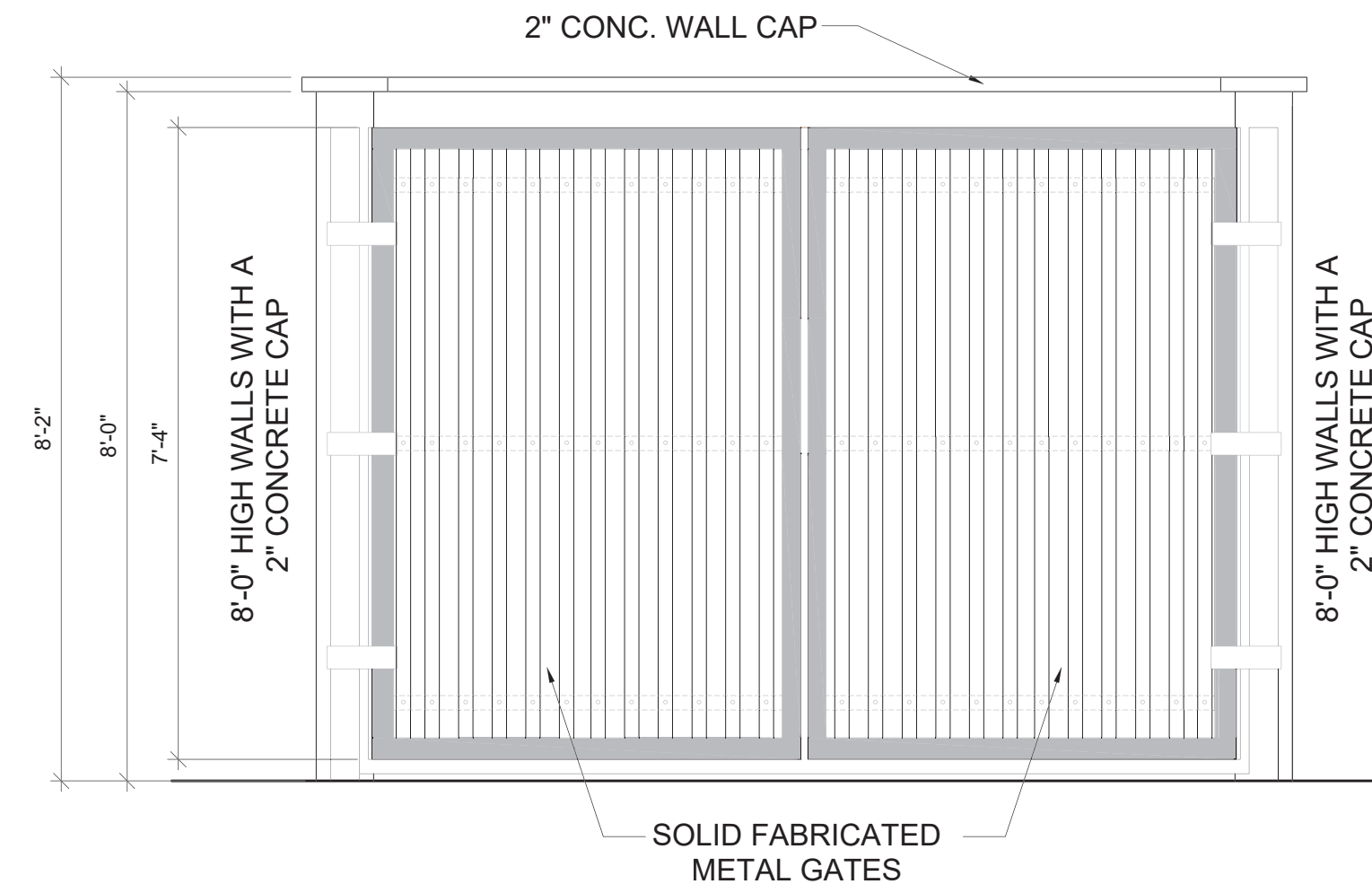


Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

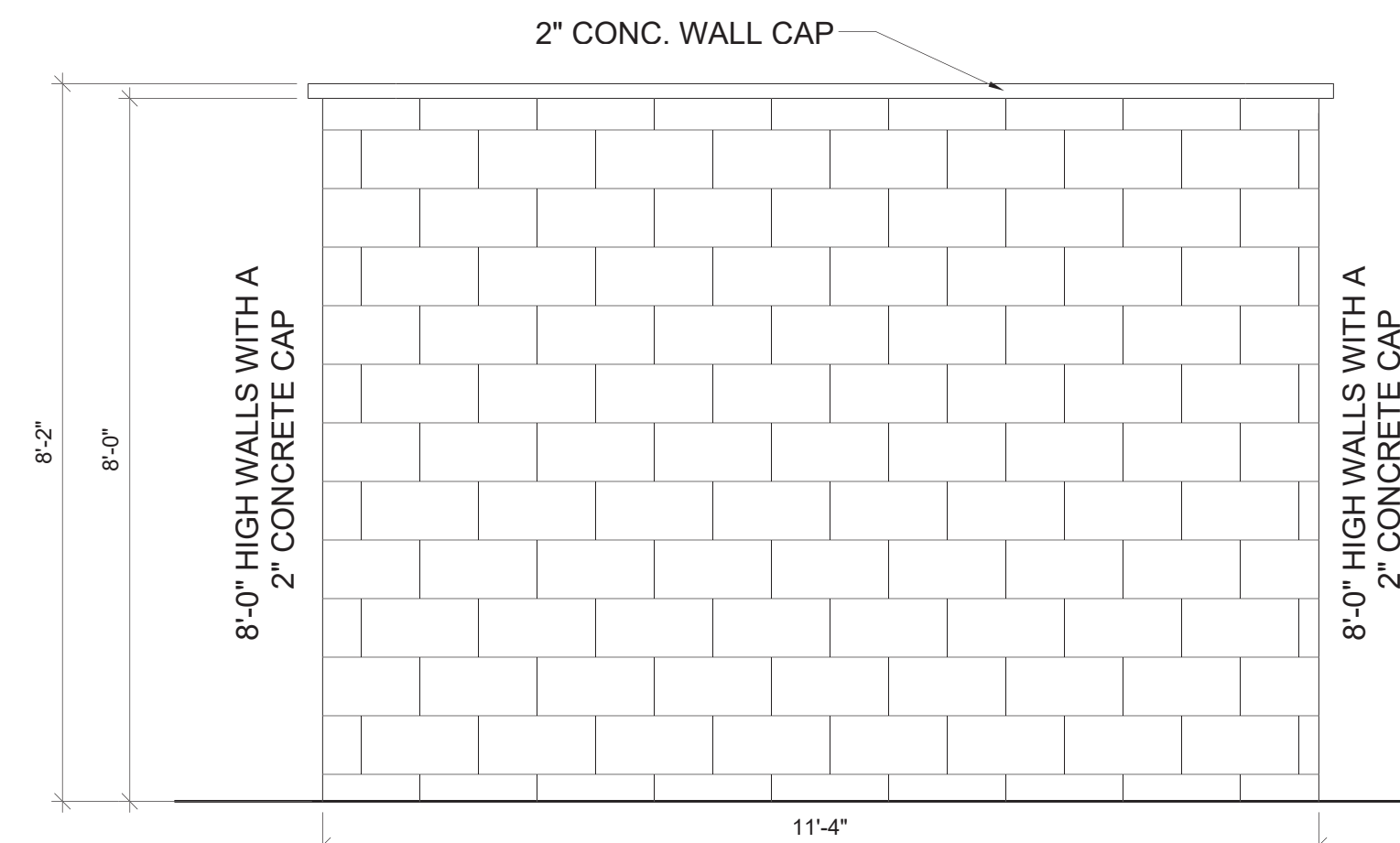
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com



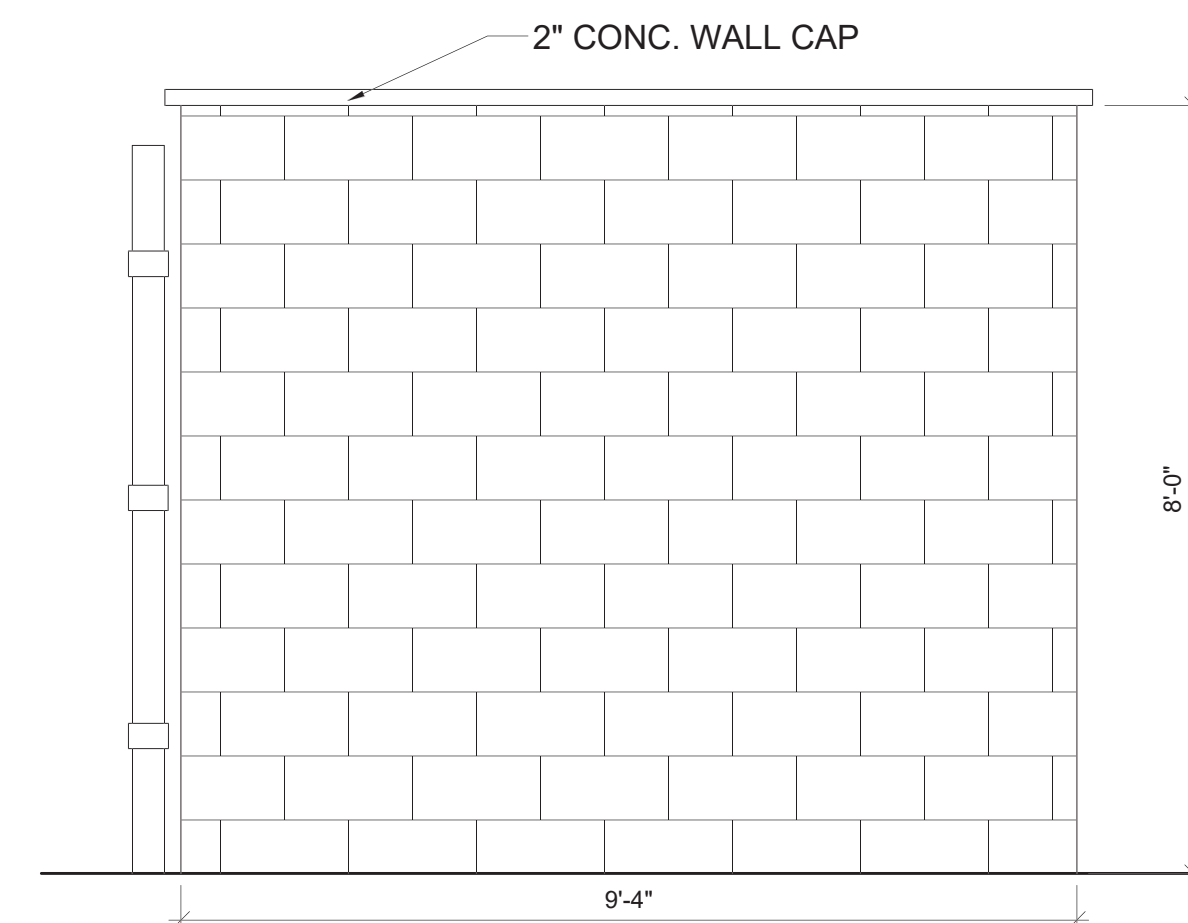
DUMPSTER PLAN
SCALE: 1/2" = 1'-0"



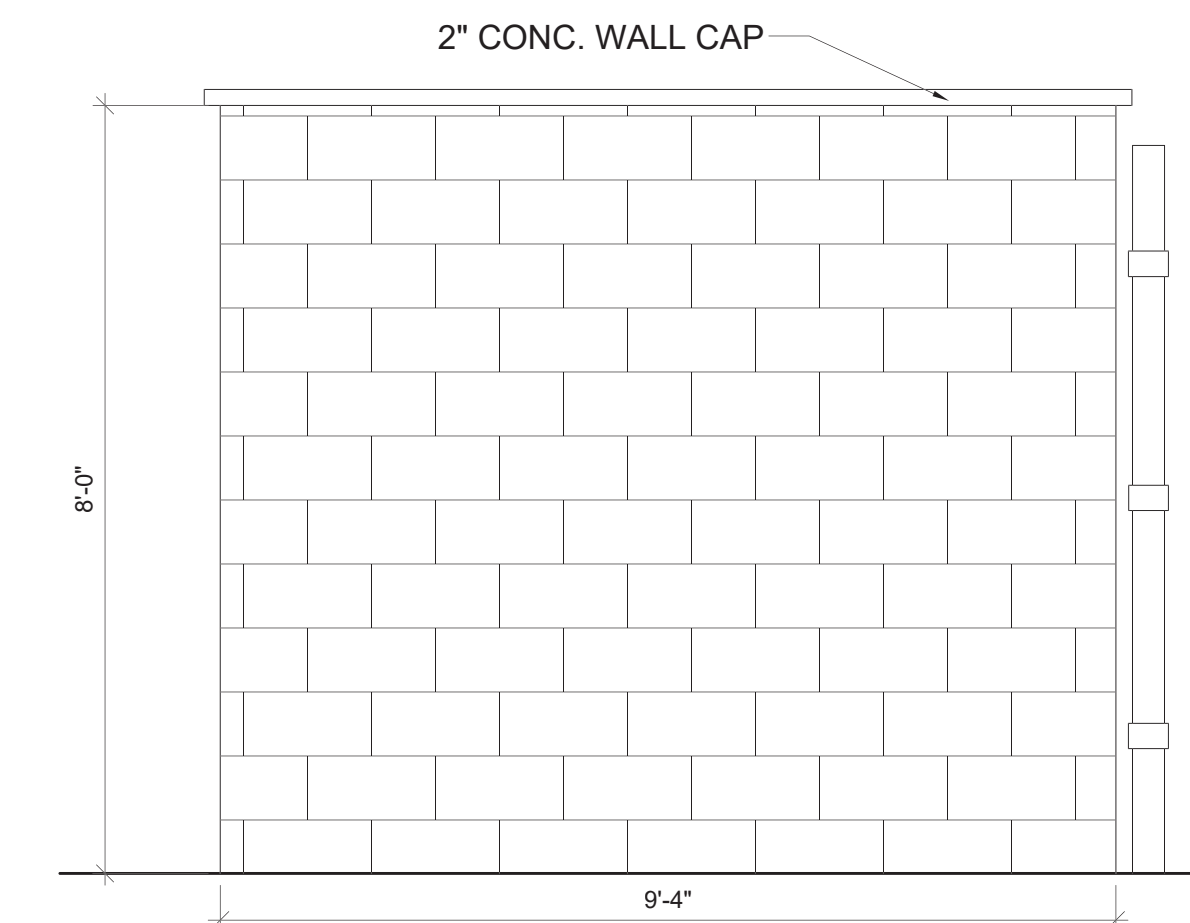
DUMPSTER FRONT VIEW
SCALE: 1/2" = 1'-0"



DUMPSTER REAR VIEW
SCALE: 1/2" = 1'-0"



DUMPSTER SIDE VIEW
SCALE: 1/2" = 1'-0"



DUMPSTER SIDE VIEW
SCALE: 1/2" = 1'-0"

NOTE: DUMPSTER MUST BE PAINTED TO MATCH BUILDING COLOR AND GATES SHOULD BE A COLOR THAT IS COMPATIBLE.

PROJECT NAME: A PRELIMINARY SITE PLAN LAYOUT FOR:

Westport Business Park
Lot #5

2056 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.

PROJECT NO.:	2025-015
CAD FILE NAME:	SP501 Dumpster Details
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/2" = 1'-0"
DATE:	03-30-2026

REVISIONS

REV.	DATE	DESCRIPTION
1		

SHEET TITLE:

DUMPSTER DETAILS

SP 501

SHEET **1** OF **1**

Exhibit 8: Cross-Access Easement

RECIPROCAL ACCESS AND PARKING AGREEMENT

(In the City of Saratoga Springs, Utah County, State of Utah)

This Reciprocal Access and Parking Agreement (“**Agreement**”) is made and entered into this 13 day of MARCH, 2026, by and between:

Owner A (Manager of Lot 4):

Owner: Larry Lindstrom

Title: Manager, Westport Business Park LLC

Address: 791 N 100 E, Lehi, UT 84043

and

Owner B (Manager of Lot 5):

Owner: Larry Lindstrom

Title: Manager, Westport Business Park LLC

Address: 791 N 100 E, Lehi, UT 84043

Owner A and Owner B may be referred to individually as a “**Party**” and collectively as the “**Parties.**”

1. Recitals

A. Owner A is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit A** attached hereto (“**Parcel A**”).

B. Owner B is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit B** attached hereto (“**Parcel B**”).

C. The Parties desire to provide **reciprocal vehicular and pedestrian access and shared parking rights** between Parcel A and Parcel B in order to facilitate the development and use of the properties.

D. The Parties intend that the rights granted herein shall be **perpetual easements running with the land** and binding upon all future owners.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

2. Grant of Reciprocal Access Easement

Each Party hereby grants to the other Party, and to their respective tenants, customers, employees, invitees, and successors, a **perpetual non-exclusive easement for ingress, egress, and access** over and across the access drive areas located on their respective parcels as shown on **Exhibit C (Site Plan / Easement Area)**.

This easement shall include:

- Vehicular access
- Pedestrian access

- Emergency vehicle access
- Delivery and service access reasonably related to commercial use

No gate, barrier, or obstruction may be installed that would interfere with reasonable access without the **written consent of both Parties**.

3. Reciprocal Parking Rights

Each Party grants to the other Party a **non-exclusive reciprocal easement for the use of parking areas** located on their respective parcels as shown on Exhibit C.

Parking rights shall include:

- Use by customers, tenants, employees, and invitees of both parcels
- Circulation through parking areas

Nothing in this Agreement shall require a Party to **construct additional parking** beyond what is required by applicable municipal regulations.

4. Circulation and Traffic Flow

The Parties agree that internal drive aisles and circulation routes connecting the parcels shall remain open and unobstructed to allow for efficient traffic movement between the properties.

No Party shall:

- Install barriers that block circulation
- Restrict access to shared drive aisles
- Modify circulation patterns in a way that materially impairs access to the other parcel.

5. Maintenance

Each Party shall maintain the portions of the access drives and parking areas located on its own property in a **safe and operable condition**, including:

- Pavement repair
- Snow removal
- Striping
- Lighting
- Landscaping affecting access areas

If a shared driveway or parking aisle crosses a property line, the Parties shall share maintenance costs **equally unless otherwise agreed in writing**.

6. Utilities

Nothing in this Agreement shall prevent the installation, repair, or maintenance of utilities beneath the access or parking areas provided such work:

- Minimizes disruption to access
- Restores pavement and surfaces to original condition.

7. Insurance and Liability

Each Party shall maintain commercially reasonable liability insurance covering their respective parcels.

Each Party agrees to **defend, indemnify, and hold harmless** the other Party from claims arising from negligence or willful misconduct occurring on the indemnifying Party's property.

8. Default

If either Party fails to perform its obligations under this Agreement and such failure continues for **thirty (30) days after written notice**, the non-defaulting Party may:

- Perform the necessary work and recover costs, or
- Pursue any remedy available at law or equity.

9. Term

This Agreement shall be **perpetual** and shall run with the land.

10. Amendment

This Agreement may only be amended by **written instrument signed by both Parties** and recorded in the office of the **County Recorder of Utah County, Utah**.

11. Recordation

This Agreement shall be recorded with the **County Recorder** so that it becomes a matter of public record and runs with the land.

12. Governing Law

This Agreement shall be governed by and interpreted under the laws of the **State of Utah**.

13. Severability

If any provision of this Agreement is found invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

14. Entire Agreement

This document constitutes the **entire agreement** between the Parties regarding reciprocal access and parking.

SIGNATURES

Owner A:

Name: [Signature]
Title: MANAGER
Date: 3/13/26

Owner B:

Name: [Signature]
Title: MANAGER
Date: 3/13/26

NOTARY ACKNOWLEDGMENT

State of Utah)

County of Utah)

On this 13 day of MARCH, 2026, before me, the undersigned notary public, personally appeared LARRY LINDSTROM and LARRY LINDSTROM who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument.

Notary Public

My Commission Expires: Apr 7 2027



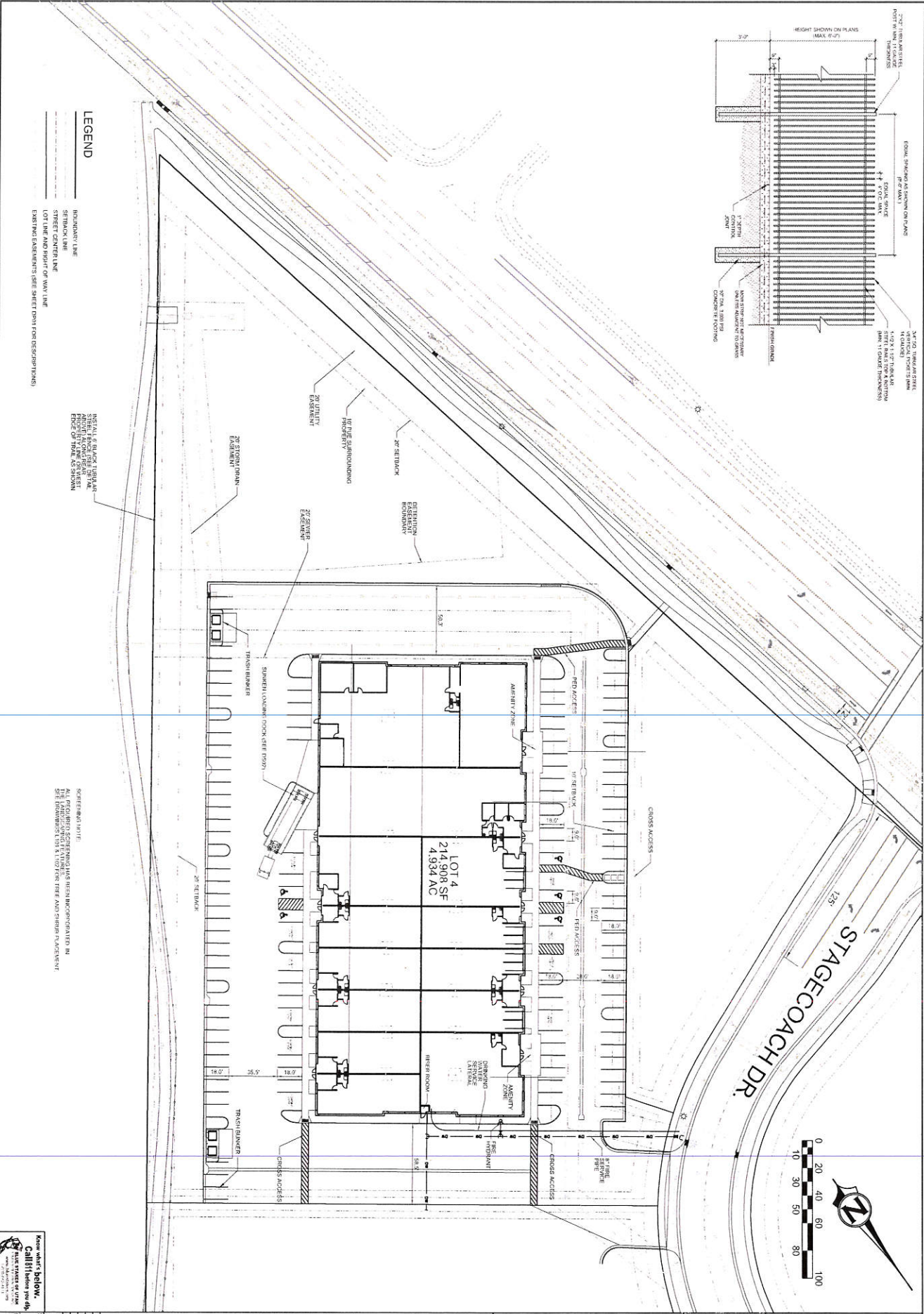
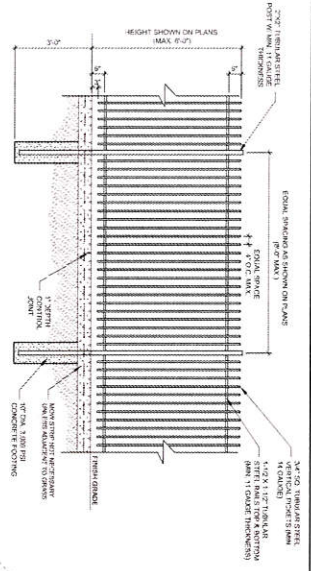
Exhibits:

Exhibit A – Drawing of Parcel A

Exhibit B – Drawing of Parcel B

Exhibit C – Site Plan Showing Access and Parking Easement Areas

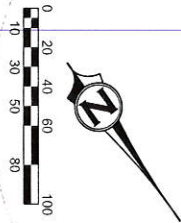
Exhibit A



LEGEND

- BOUNDARY LINE
- SETBACK LINE
- STREET FRONT LINE
- LOT LINE AND SORT OF WAY LINE
- EXISTING EASEMENTS (SEE SHEET FROM DESCRIPTIONS)

SCHEMATIC DATE: _____
 ALL PREVIOUS SCHEMATICS HAVE BEEN INCORPORATED IN THIS SCHEMATIC DATE. ANY CHANGES TO THIS SCHEMATIC DATE SHALL BE SHOWN IN RED.



**WESTPORT LOT 4
 SITE PLAN**
 AN OFFICE WAREHOUSE PROJECT
 SARATOGA SPRINGS, UTAH

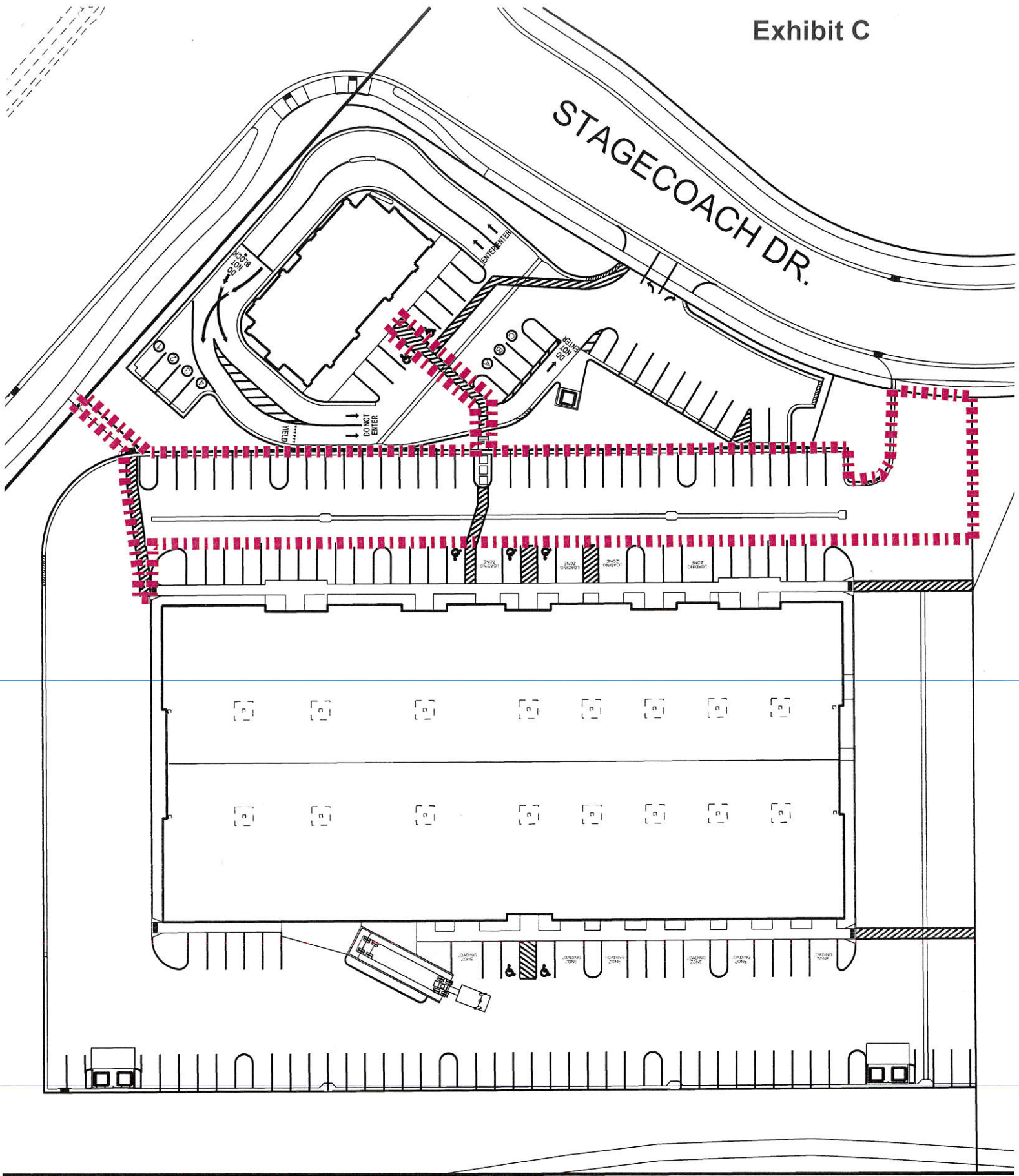
NO.	DESCRIPTION	DATE



Mustang DESIGN
 MUSTANG DESIGN, LLC
 701 N 100 E, SUITE 200
 LEAH, UTAH 84043

Know what's below.
Call! **1-800-451-9464**
 THE STATE OF UTAH
 PLAT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Exhibit C



Legend

 Access Area



MINUTES – Planning Commission

Thursday, May 14, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

5 1. **Pledge of Allegiance** - led by Commissioner Roman.

2. **Roll Call** – A quorum was present.

Present: Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

10 Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Katie Olson, Assistant City Manager; AnnElise Harrison, Public Relations Manager; Austin Roy, Senior Planner; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

Others: Daniel Harris, Lee Lizama, James Bachman, Jordan Sheets.

Excused: Colton Miles.

15 **Introduction** of Assistant City Manager Katie Olson.

3. **Public Input** - Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the public hearing was closed by the Chair.

20 BUSINESS ITEMS

1. **Mt. Saratoga Veterinary Clinic Preliminary Plat, located at 30 North Mt. Saratoga Blvd. Daniel Harris as applicant.**

25 Planning Director Sarah Carroll presented the item. The total area being platted is 37,924 square feet (0.87 acres). Applicant Dan Harris of Michigan was in attendance to answer questions.

Commissioner Roman received confirmation from Mr. Harris that they had been working on the easement and had met with the surveyor and those findings would be sent to the HOA attorney.

30 Commissioner Hill asked about the two shall-comply items in the packet and wondered if there were any flooding concerns. He thought the landscaping would be very pleasing and fill the area nicely.

Planning Director Carroll explained that engineering standards would need to be met.

35 Mr. Harris said that LEI Engineering was familiar with the pond and had done an analysis and did not have concerns.

40 Commissioner Sprosty Burns asked if the veterinary clinic was a corporate or national brand and if the applicant was representing the owner. She wondered how many locations they have and how long it would take to get the clinic up and running. She also asked how long the regional corporation had been opening vet clinics for.

45 Mr. Harris answered that it is a regional vet clinic that started in Arizona and is expanding to Utah and Idaho. He noted that he is on the land/development side but that he could try to answer any questions on behalf of the tenant. He said that there are around five locations in AZ, seven in Utah and three in Idaho, and that usually within 3 months the clinic would be up and running. He responded that he knew they had been opening clinics for at least two years but wasn't sure about how long before that.

50 Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

55 No: None.

Absent: Colton Miles.

Motion passed 6 - 0.

2. **Winco Foods Site Plan, located at 353 West Lake Drive. Lee Lizama, of WPI as applicant.**

60 Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for Winco Foods. The proposed plan includes one commercial building on 9.33 acres. The proposed building would be 84,000 square feet in size. The proposed building height is 45'. The applicant is requesting to provide some of the required landscaping for this project with other future phases of Saratoga Springs Commercial.

65 Applicant Lee Lizama of Boise, Idaho representing Winco was in attendance to answer questions. He clarified that he is not from WPI but was in attendance representing Winco.

Commissioner Hill wondered how the footprint compared to the average size. He also asked about screening and where it would be. He also loved the color scheme.

70 Mr. Lizama shared that the 84k square feet size was pretty typical.

Senior Planner Austin Roy discussed screening requirements, noting that it was not immediately adjacent and that 400 West separated the area. He advised on the sign application process.

75 Commissioner Sprosty Burns said that she created the very first "Bring Winco to Saratoga Springs" Facebook page and was very excited to have it here. She had questions about the landscaping and asked if it met City Code. She was a little uncomfortable if it didn't meet City Code and wanted to be sure of it.

80 Senior Planner Austin Roy said it was a unique situation because it is part of a larger development.

Mr. Lizama responded that about 80% of the site is hardscape because of parking needs and discussed the collaboration with the developer to meet open space requirements.

85 Planning Director Carroll explained that this can be allowed in commercial sites that have lot lines broken up like this, that the City has allowed it before. She further explained that commercial sites are viewed collectively, because although they typically can't meet the landscaping independently but can meet or exceed it as a whole development. She gave an example of detention basins.

90 Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Winco Foods located at 393 W. Lake Drive, with the Condition that the remaining 11% of the required landscaping be met with future phases, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

95 No: None.

Absent: Colton Miles.

Motion passed 6 - 0.

100 3. **McDonalds at Jacob Ranch Marketplace Site Plan, located at 1900 South Redwood Road. Meghana Chachra of McDonalds as applicant.**

Senior Planner Austin Roy presented the item. The proposed plan includes one commercial building on 1.12 acres. The proposed building would be 4,498 square feet in size. The proposed building height is 21'7". The applicant is requesting to not count the Play Place square footage (804 SF) against parking requirements.

- 105 Jordan Sheets of Lehi was in attendance to represent the developer.
- Commissioner Sprosty Burns received confirmation from staff that condition #5 of the staff report addressed parking would not be required for the play place.
- 110 Commissioner Hill wondered about the cross-access easement and the stacking in the drive-thru. He also wanted to know about the monument sign and wondered if that had been finalized.
- Senior Planner Austin Roy advised that there would be future commercial development, and there would be future connections to the north, and the easement was to allow connectivity. He said that McDonalds did not have direct control over that. He said sometimes different businesses would block each other and an agreement would be put in place to ensure they did not do that. He explained that the sign would be handled in the next sign submittal.
- 115
- Mr. Sheets thought that about ten cars could be lined up in the drive-thru.
- 120
- Commissioner Rather felt the play place parking concept made a lot of sense. He thought that commercial buildings should have adequate parking but didn't feel we needed more than was necessary. He didn't feel that patrons using the play place added additional vehicles.
- 125
- Commissioner Sprosty Burns was concerned about the play place parking and thought that sq. ft. should be accounted for. She said the original McDonalds had a problematic parking situation. She wanted to know how this site compared to the parking in the original McDonalds.
- 130
- Planning Director Carroll advised that the parking was similar in number of spaces.
- Commissioner Roman wondered if there were any studies that showed the play places did not generate more parking needs.
- 135
- Mr. Sheets said he was not aware of any studies. He explained how they arrived at their numbers.
- Commissioner Sprosty Burns asked how many employees would be at this building. She wondered how many employees per shift and wondered if there could be a shared parking agreement.
- 140
- Mr. Sheets said around 30 employees would be there, but not all at one time. They said that about 12 employees would be there per shift.
- Staff explained that the play place would generate additional customers and a need for parking. They did not think that there could be a shared parking agreement in this location.
- 145
- Commissioner Willden felt the issue with the other McDonalds was not the number of spaces but the traffic flow in the lot.
- Commissioner Hill said this site reminded him of the McDonalds on Pony Express, which did not have a play place. He liked the layout and thought the stacking worked well there. He said that this site would be a lot different than the original McDonalds on Crossroads Blvd.
- 150
- Planning Director Carroll explained that, for comparison, the Eagle Mountain McDonalds near Riddleys had only 27 parking stalls.
- 155 **Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan for McDonalds Jacob Ranch Marketplace located at 1900 South Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.**
- 160 **Yes: Scott A. Hill, Virginia Rae Mann, NH Rather, Doug Willden.**
No: Rachel Sprosty Burns, Chris Roman
Absent: Colton Miles.

Motion passed 4 - 2.

165 Commissioners Sprosty Burns and Roman explained they voted No because they did not agree with the parking situation.

4. Approval of Minutes: April 30, 2026.

170 **Motion made by Commissioner Rather to approve the minutes of April 30, 2026. Seconded by Commissioner Willden.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Colton Miles.

175 **Motion passed 6 - 0.**

PUBLIC HEARINGS

180 **1. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09.11 – Drive-thru Requirements, removing the drive-thru landscape median requirement. Meghana Chachra as applicant. Citywide. Developer-initiated.**

185 Senior Planner Austin Roy presented the item. In preparing the site plan, the applicant has determined that there are issues caused by the City's requirement for a 3-foot median between the drive-thru lane and the parking area. The applicant notes that the median: prevents efficient vehicle circulation and drive-thru functionality, creates a potential safety hazard, and makes snow removal more difficult. The applicant is seeking to amend Title 19 to remove the requirement for a 3-foot median between the drive-thru lane and the parking area. If approved, this amendment will apply to all drive-thru lanes in the City.

190 **Public Hearing Open** by Chair Rachel Sprosty Burns. Receiving no public comment, the public hearing was closed by the Chair.

Jordan Sheets, present for applicant, explained that for efficiency of snow removal and safety, they wanted to remove the landscaping median.

195 Senior Planner Austin Roy responded to Commissioner Willden's question that he did not think landscape medians were common in his observations. He noted that the original code was written before COVID and the nature of drive-thrus has changed and are more popular now with most restaurants preferring to have them.

200 Planning Director Carroll said the requirement had been a request from former council members who thought it was a helpful traffic safety measure. She explained that the removal of the landscape median would allow people to leave a lane who had already received service and would help people from waiting for long periods of time unnecessarily. She noted that some drive-thrus don't allow for leaving the lane by default due to landscaping/site design. She advised that the three closest McDonalds do not have the median.

205 Commissioner Hill shared that when he went to the McDonalds in Eagle Mountain, they did not have a landscape median, and he felt that requiring that would limit efficiency.

210 Commissioner Sprosty Burns felt that the median requirement should remain due to having some control to manage safety with less parking. however, she has observed patrons wanting to leave the line early, but felt they behaved erratically.

Commissioner Roman felt allowing freedom of removing the median was a better option. He had seen cars break down in the drive-thru lanes and felt the median could cause problems.

215 Commissioner Willden felt there was not a need for the median, noting he felt it could impede traffic flow.

Commissioner Mann said that she was stuck in a drive-thru lane once and had a family emergency and did not feel that requiring the median would be good.

220 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.09, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.**

Yes: Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

No: Rachel Sprosty Burns

225 **Absent: Colton Miles.**

Motion passed 5 - 1.

Commissioner Sprosty Burns expressed that her vote was because she liked the idea of the median to provide some safety controls.

230 **REPORTS**

1. **Commission Comments. None Given**

235 2. **Director’s Report.** – Planning Director Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next meeting would be held May 28th. She explained that there would be an upcoming Commission vacancy due to Commissioner Miles moving from the area.

240 Katie Olson introduced herself and explained her assignments. She explained that she had worked for South Jordan City for 8 years and expressed her excitement to work at the City of Saratoga Springs.

CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

245 **ADJOURNMENT**

Meeting Adjourned Without Objection at 7:10 p.m. by Chair Rachel Sprosty Burns.

250 _____
Date of Approval

Planning Commission Chair

Deputy City Recorder